

STATUTORY WARRANTY DEED

This instrument was prepared by

Send Tax Notice To: Charles D. Kirton

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Birmingham, Alabama 35209

name
200 Beaver Crest Circle
address
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty Two Thousand One Hundred Sixty Two and no/100 (\$182,162.00)-----Dollars

to the undersigned grantor, Harbar Construction Company, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Charles D. Kirton and Margaret A. Kirton

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY to-wit:

See legal description on attached Exhibit A.

Mineral and mining rights excepted.

Subject to taxes for 2001.

Subject to restrictions as shown on recorded map.

Subject to right-of-way granted to Alabama Power Company recorded in Inst. No. 2000-23179.

Subject to restrictions and covenants appearing of record in Inst. No. 1998-29313 and Inst. No. 2000-19725.

Subject to easement as recorded in Inst. No. 1997-34735.

Subject to right-of-way granted to Alabama Power Company recorded in Volume 263, Page 46 and Inst. No. 2000-23197.

Mineral and mining rights excepted.

Subject to restrictions and covenants appearing of record in Inst. No. 2000-38708.

\$46,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 2001-37133

08/23/2001-37133
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SHELBY COUNTY JUDGE OF PROBATE
002 CH 150.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Denney Barrow, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of August

XX 2001

Harbar Construction Company, Inc.

ATTEST:

By Denney Barrow
Denney Barrow, Vice President

STATE OF ALABAMA

COUNTY OF Jefferson

I, Larry L. Halcomb

a Notary Public in and for said County in said

State, hereby certify that Denney Barrow

whose name as Vice President of Harbar Construction Company, Inc.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 24th day of August

XX 2001

Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 2002

EXHIBIT A

All of Lot 41, according to the Survey of Beaver Creek Preserve Third Sector, as recorded in Map Volume 27, Page 91, in the Probate Office of SHELBY County, ALABAMA, Less and except the following described part of said Lot 41:

Beginning at an existing iron rebar being the locally accepted Northeast corner of said Lot 41, run in a Southerly direction along the East line of said Lot 41 for a distance of 58.77 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 168 degrees 21 minutes 33 seconds and run in a Northwesterly direction for a distance of 59.40 feet to an existing iron rebar set by Laurence D. Weygand being on the North line of said Lot 41 and being 12.0 feet West of the point of beginning; thence turn an angle to the right of 98 degrees 48 minutes 38 seconds and run in an Easterly direction along the North line of said Lot 41 for a distance of 12.0 feet, more or less, to the point of beginning.

Inst. # 2001-37133

08/29/2001-37133
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