

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
James M. Kirkwood and Ann K. Kirkwood  
5931 Cahaba Valley Road  
Birmingham, Alabama 35242

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred forty nine thousand and no/100 (\$149,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Kenneth Jeff Fulmer, as Personal Representative of the Estate of Lillie Louise Fulmer, Probate Case No. PR-2004-000119 and Kenneth Jeff Fulmer, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James M. Kirkwood and Ann K. Kirkwood** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 12, according to the Survey of Jameswood, 1<sup>st</sup> Sector, as recorded in Map Book 10, Page 45, in the Probate Office of Shelby County, Alabama.**

Lillie L. Fulmer was the surviving grantee of deed recorded in Real Volume 142, Pages 566. The other grantee, K.P. Fulmer having died on or about March 17, 1990.

Lillie L. Fulmer died on or about July 4, 2003.

The grantor is the sole beneficiary under said will  
Mineral and mining rights excepted.

\$100,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

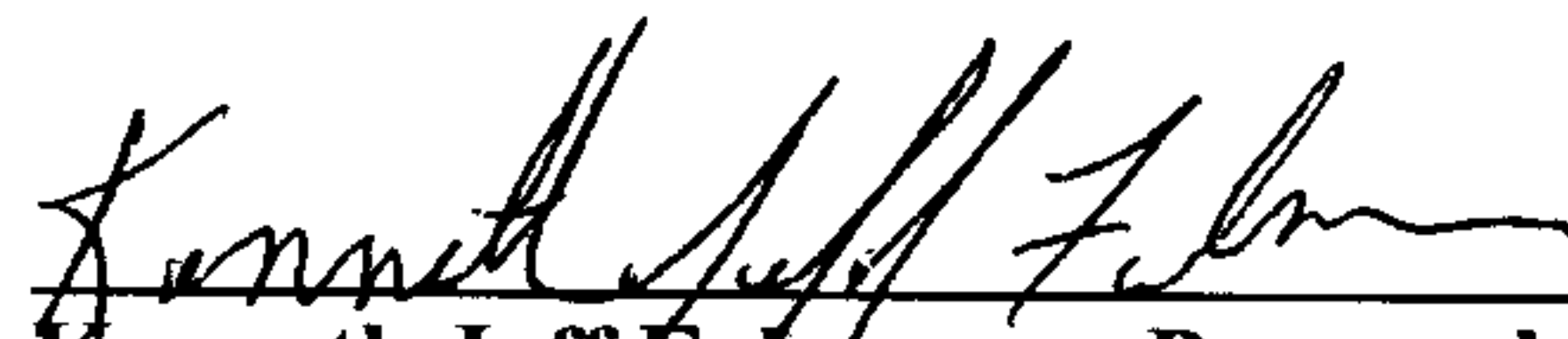
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 27<sup>th</sup> day of February, 2004.

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**Kenneth Jeff Fulmer, as Personal  
Representative of the Estate of Lillie Louise  
Fulmer, Probate Case No. PR-2004-000119**

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**Kenneth Jeff Fulmer**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Jeff Fulmer, as Personal Representative of the Estate of Lillie Louise Fulmer, Probate Case No. PR-2004-000119 and Kenneth Jeff Fulmer, an unmarried man**, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of February, 2004.

  
\_\_\_\_\_  
**Notary Public**  
My Commission Expires: 02-25-05