

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: John C. Kirby and
(Name) Carolyn V. Miller
(Address) 750 Vine St.
Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

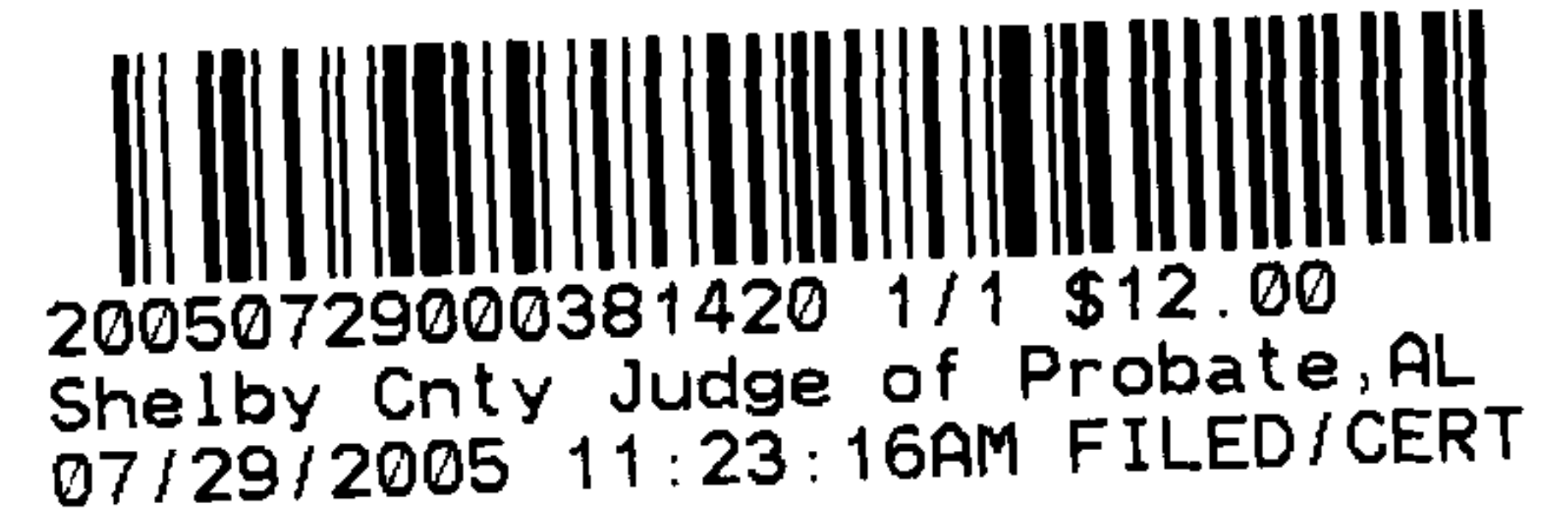
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$167,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

MINNIE LOU WARNKE, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

JOHN C. KIRBY and CAROLYN V. MILLER



(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, the following described real estate situated in **SHELBY** County, Alabama to-wit:

A part of Lots 26 and 27, of the Original Plan of Montevallo, as recorded in the Office of the Judge of Probate in the special original records division of the Probate Records Office of Shelby County, Alabama. A plat also is recorded in the Montevallo City Clerks Office, property more particularly described by metes and bounds as follows:

Beginning at a found cross in concrete property corner marking the Northwest corner of the intersection of the property lines of Valley Street and Vine Street in the City of Montevallo, Alabama and run thence North 59 degrees 53 minutes 00 seconds along the South line of said Valley Street a distance of 150.00 feet to a found cross in concrete property corner; thence run South 30 degrees 07 minutes 00 seconds East along the East line of said Lot 27 a distance of 92.00 feet to a found steel property corner; thence run South 59 degrees 53 minutes 00 seconds West, parallel with the front property line a distance of 150.00 feet to a found cross in a rock wall corner; thence run North 30 degrees 07 minutes 00 seconds West along the East line of Vine Street a distance of 92.00 feet to the point of beginning.

According to survey of Joseph E. Conn, RLS #9049, dated July 8, 2005.

SUBJECT TO:

- Taxes for 2005 and subsequent years.
- Permits and rights of way of record.
- 8-foot easement along the Northeast line of said Lot 27 as recited in Deed Book 260, Page 460 recorded in Probate Office, Shelby County, Alabama.

THE ENTIRE PURCHASE PRICE IS SECURED BY MORTGAGE EXECUTED BY GRANTEES, ON EVEN DATE HEREWITH.

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 for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th day of July, 2005.

Minnie Lou Warnke
MINNIE LOU WARNKE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Minnie Lou Warnke**, whose name 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, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 28th day of July, 2005.

[Signature]
Notary Public
My Commission Expires: 8/13/05