

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

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Send Tax Notice to:

(Name) Kathryn Thrash Killingsworth

(Address) 401 Summerchase Drive

Calera, Alabama 35040

MINIMUM VALUE: \$10,000.00

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 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION -----**
-----**DOLLARS** to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, I (we),

KATHRYN THRASH KILLINGSWORTH, (formerly known as KATHRYN B. THRASH), a married woman

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

KATHRYN THRASH KILLINGSWORTH, AMY THRASH SCOTT, and JASON W. THRASH

(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 tract of land situated in the Southwest quarter of the North east quarter of Section 3, Township 24, Range 12 East, more particularly described as follows: Commence at a point in the Town of Montevallo, Alabama, where the Eastern boundary of Gardner Street intersects the Southern boundary of the Montevallo and Calera Highway and run South along the Eastern boundary of said Gardner Street 550 feet to the point of beginning of lot therein described; thence run in an Easterly direction and parallel with said Highway 150 feet; thence in a Southerly direction and parallel with Gardner Street 75 feet; thence in a Westerly direction and parallel with said Highway a distance of 150 feet to the Easterly boundary of Gardner Street; thence in a Northerly direction along the Easterly boundary of Gardner Street 75 feet to the point of beginning.

THE REAL ESTATE HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 1999-30400. KATHRYN THRASH KILLINGSWORTH IS ONE AND THE SAME PERSON AS "KATHRYN B. THRASH", AS REFERENCED WITHIN THE AFOREMENTIONED WARRANTY DEED.

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 9th day of January, 2007.

Kathryn Thrash Killingsworth
KATHRYN THRASH KILLINGSWORTH

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 01/10/2007
State of Alabama

Deed Tax: \$10.00

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **KATHRYN THRASH KILLINGSWORTH**, 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 9th day of January, 2007.

Karen R.
Notary Public

My Commission Expires: 2/17/10