



WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **Send Tax Notice to:**
 Edwin L. Kimbell
 Betty J. Kimbell
 133 Stratford Circle
 Pelham, AL 35124

**THIS INSTRUMENT PREPARED
WITHOUT BENEFIT OF TITLE
SEARCH BY: W. Eric Pitts, W. Eric Pitts
LLC, P.O. Box 280, Alabaster, AL 35007,
(205) 621-7624. No title opinion
requested, none rendered. Legal
description supplied by Grantors.**

KNOW ALL MEN BY THESE PRESENTS that **Edwin L. Kimbell and Betty J. Kimbell**, Husband and Wife (hereinafter "GRANTORS"), for and in consideration of the sum of **Ten and no/100 U.S. Dollars (\$10.00)**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to **Edwin L. Kimbell, Betty J. Kimbell and Cynthia Kimbell Cummins** (hereinafter "GRANTEES"), for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Lot 72, according to the Map and Survey of Stratford Place, Phase V, as recorded in Map Book 15, page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, for and during their joint lives and upon the death of any of them, then to the survivors of them in fee simple, and to the successors, heirs and assigns of the last remaining survivor forever, it being the intention of the parties to this conveyance that, unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein, in the event that one or more survives the others, the entire interest in fee simple shall pass to the remaining GRANTEES with rights of survivorship until the last to die at which time the property shall pass to the successors, heirs and assigns of the last surviving grantee to die.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, (a) that GRANTORS are at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hands and seals on this the 28 day of December, 2010.

Edwin L. Kimbell

Betty J. Kimbell

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Edwin L. Kimbell and Betty J. Kimbell whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on this the 28 day of December, 2010.

William E. Hill

NOTARY PUBLIC

My Commission Expires:

