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JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) M. Theresa Kirby, Attorney at Law
Southcrest Building, Suite 111
(Address) 1025 Montgomery Highway
Birmingham, AL 35216
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Nine Thousand Nine Hundred & NO/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James Randall Kennedy and wife, Renee Joseph Kennedy

(herein referred to as grantors) do grant, bargain, sell and convey unto
William Thomas Hart, Jr. and wife, Kay R. Hart

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

Lot 14, in Block 5, according to the Survey of Southwind, Second Sector as recorded in Map Book 6, page 106 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:
(1) Current year's property taxes; and
(2) Restrictions, easements, covenants, conditions and rights of way of record.

SEVENTY-NINE THOUSAND NINE HUNDRED DOLLARS OF THE ABOVE-RECITED CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

BOOK 213 PAGE 586

1. Deed Tax \$
2. Mtg Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, E have hereunto set OUR hand(s) and seal(s), this 10th day of November, 19 88

WITNESS:

STATE OF ALA. SHELBY CO
I CERTIFY THIS INSTRUMENT WAS FILED

88 NOV 15 PM 1:02

(Seal) James Randall Kennedy (Seal)
James Randall Kennedy
(Renee Joseph Kennedy) (Seal)
Renee Joseph Kennedy (Seal)

STATE OF ALABAMA JUDGE OF PROBATE
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Randall Kennedy and Renee Joseph Kennedy whose names 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November A.D., 1988

Notary Public signature

Notary Public