

SEND TAX NOTICE TO:

(Name) James P. Kenney

(Address) 1108 Independence Drive
Alabaster, AL 35007

13-8-27-4-002-088

This instrument was prepared by

1382

(Name) Clayton T. Sweeney

2100 SouthBridge Parkway, Suite 650

(Address) Birmingham, AL 35209

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Four Thousand Five Hundred and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Francis X. Stanton, Jr. and wife, Lori R. Stanton

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

James P. Kenney

(herein referred to as GRANTEES) the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 88, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

Advalorem taxes for the year 1991 which are a lien but are not due and payable until October 1, 1991.

Existing easements, restrictions, set-back lines, limitations, of record.

\$94,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 343 PAGE 783

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

91 MAY 20 AM 10:00

Thomas A. Adams
JUDGE OF PROBATE

1. Deed Tax	10.50	10.50
2. ...		
3. ...	2.50	2.50
4. ...	3.00	9.00
5. ...		
6. ...	1.00	17.00
Total	17.00	

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants with right of survivorship, the entire interest in fee simple with the usual covenants and conditions of a deed, the same to have and to hold unto the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

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, we have hereunto set our hand(s) and seal(s), this 10TH

day of April, 1991.

WITNESS:

Christ Adams (Seal)
CHRIST ADAMS

Elaine R. Sweeney (Seal)
ELAINE R. SWEENEY

(Seal)

Francis X. Stanton, Jr. (Seal)
Francis X. Stanton, Jr.

(Seal)

Lori R. Stanton (Seal)
Lori R. Stanton

STATE OF ~~ALABAMA~~ MICHIGAN }
WAYNE COUNTY }

I, Christ Adams, a Notary Public in and for said County, in said State, hereby certify that Francis X. Stanton, Jr. and wife, Lori R. Stanton 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 April, A. D., 1991

Christ Adams
Notary Public, Wayne County, MI
16 - Commission Expires Nov. 2, 1994

Christ Adams
Notary Public.

CORLEY, MONCUS & WARD, P.C.