

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Send Tax Notice To: OTIS TERRELL BUCHANAN and
CEZETTA KYWANDA BUCHANAN
name
1505 King James Drive
address
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty Thousand Two Hundred Fifty and no/100----- DOLLARS

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

LARRY KENT d/b/a LARRY KENT BUILDING COMPANY
(herein referred to as grantors) do grant, bargain, sell and convey unto

OTIS TERRELL BUCHANAN and wife, CEZETTA KYWANDA BUCHANAN
(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 12, in Block 1, according to the Survey of Royal Place, as recorded in
Map Book 17, Page 143, in the Probate Office of Shelby County, Alabama.
Minerals and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years,
(2) Easements, restrictions, reservations, rights-of-way,
limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$ 80,164.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

Inst # 1995-00584

01/06/1995-00584
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 YCO 9.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, 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 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and
if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators of grant 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) 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, I have hereunto set my hand(s) and seal(s), this 30th
day of December, 1994.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Larry Kent (Seal)
LARRY KENT d/b/a LARRY KENT BUILDING COMPANY

_____(Seal)

_____(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that LARRY KENT d/b/a LARRY KENT BUILDING COMPANY
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 as he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30th day of December A. D., 1994

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Mar. 12, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Jamie R. Holliman
Notary Public