

Send Tax Notice To:

Earl D. Kennedy
2804 Berkeley Drive
Birmingham, Alabama 35242
PID# 10-2-10-0-001-10.001 & -10.003

WARRANTY DEED

Inst # 1995-35717

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **Forty-Three Thousand Seven Hundred and 00/100 (\$43,700.00)** to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

Ralph B. Britton and Rosezella R. Britton, husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

Earl D. Kennedy

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 1-A, according to the Amended Map of the First Addition to Woodford, as recorded in Map Book 10, Page 86, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lot 1-AA, according to the Britton Resurvey, being a resurvey of Lot 20, Block 1, Amended Map of Woodford as recorded in Map Book 8, Page 51 A, B, C & D, and Lot 1, Block 9, the First Addition to Woodford as recorded in Map Book 10, Page 38, and now recorded in Map Book 17, Page 49 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and Mining Rights Excepted.

Subject to Ad Valorem taxes for the year 1996 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1995-35717

12/13/1995-35717
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 55.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 8th day of December, 1995.

Ralph B. Britton
Ralph B. Britton

Rosezella R. Britton
Rosezella R. Britton

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ralph B. Britton and Rosezella R. Britton, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8th day of December, 1995.

W. Russell Beals, Jr.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/98

(AFFIX SEAL)

OUR FILE NO.: 95130RB

This instrument prepared by:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 125
Birmingham, AL 35242

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