

SEND TAX NOTICE TO:

This instrument prepared by:
Patrick F. Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

(Name) John S. Kervin
(Address) 829 Hilshire Drive
Birmingham, Alabama 35244

Warranty Deed
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS:

Inst # 1998-09329

That in consideration of the sum of \$ TWO HUNDRED THIRTY FOUR THOUSAND AND NO/100-----
----- DOLLARS (\$234,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,
Gary P. Hoskin and Linda J. Hoskin

(herein referred to as grantors) do grant, bargain, sell and convey unto John S. Kervin and Sandra L. Kervin

(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 24, according to the survey of The Highland, Second Sector, as recorded in
Map Book 18, page 48, in the Office of the Judge of Probate of Shelby County,
Alabama.

Subject to: All easements, restrictions and rights of way of record.

Inst # 1998-09329

03/17/1998-09329
03:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 55.50

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 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/I have set our/my hand(s) and seal(s), this 11th day of March, 1998.
Signed, sealed and delivered in the presence of:

(Seal)

(Seal)

(Seal)

Gary P. Hoskin (Seal)
Gary P. Hoskin
Linda J. Hoskin (Seal)
Linda J. Hoskin

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, _____, a Notary Public in and for said County, in said State, hereby certify that
Gary P. Hoskin and Linda J. Hoskin
whose name(s) 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 11th day of March, A.D., 1998

Scott J. Inshell
Notary Public

My Commission Expires: My Commission Expires: _____