

This instrument was prepared by

(Name) ROBERT O. DRIGGERS
1736 Oxmoor Road
(Address) Birmingham, AL 35209

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Two Thousand Five Hundred and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
MARTIN J. EMANUEL and wife, MOONEEN C. EMANUEL

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

ROBERT F. KERR and CHARLOTTE C. KERR

(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 4, Block 2, according to "Cherokee Hills" Subdivision as shown by Map recorded in Map Book 5, on Page 3 in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1984 and thereafter.
2. Easements, rights of way, restrictions and limitations of record, if any, in the said Probate Office.

The entire amount of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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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, we have hereunto set our hand(s) and seal(s), this 11th day of May, 1984

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
Fee 1.50
Jud 1.00
2.50
1984 MAY 15 PM 1:29 (Seal)
Sw Mtg 442-717 (Seal)
JUDGE OF PROBATE

Martin J. Emanuel (Seal)
MARTIN J. EMANUEL
Mooneen C. Emanuel (Seal)
MOONEEN C. EMANUEL (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, ROBERT O. DRIGGERS, a Notary Public in and for said County, in said State, hereby certify that MARTIN J. EMANUEL and wife, MOONEEN C. EMANUEL 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 11th day of May, A. D., 1984

Robert O. Driggers
Notary Public.