

SEND TAX NOTICE TO:

(Name) John M. & Beth Sullivan
803 Woodland Village
 (Address) Birmingham, Alabama 35216

This instrument was prepared by 1850

(Name) Larry R. Newman, Attorney at Law

(Address) 604 38th Street South, Birmingham, Alabama 35222

Form TICOR 5400 1-84

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

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Five Thousand and No/100 (\$25,000.00) Dollars

to the undersigned grantor, K & C Builders, Inc. a corporation,
 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
 does by these presents, grant, bargain, sell and convey unto

John M. Sullivan and Beth Sullivan

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in
 Shelby County, Alabama, to-wit:

Lot 12-B, according to the Resurvey of Lot 12, Brookhaven, 1st Sector, as recorded
 in Map Book 11, Page 111, in the Probate Office of Shelby County, Alabama.

Subject to: 1) Taxes for the years 1988 and thereafter; 2) Right of Way granted to
 Alabama Power Company by instrument recorded in Book 99, Page 466; 3) Title to all
 minerals within and underlying the premises, together with all mining rights and
 other rights, privileges and immunities relating thereto, together with any release
 of liability for injury or damage to persons or property as a result of the exercise
 of such rights as recorded in Volume 121, Page 294; Volume 127, Page 140; Volume 111,
 Page 625; Volume 181, Page 385; Volume 233, Page 505; Volume 223, Page 274; and Page
 505; Volume 321, Page 624; Volume 189, Page 470; Volume 115, Page 233 and Page 437;
 4) Restrictions appearing of record in Real Volume 86, Page 172 and Real Volume 89,
 Page 967; 5) Right of Way granted to Alabama Power Company by instruments recorded in
 Volume 102, Page 53 and Page 55; Volume 104, Page 213; Volume 107, Page 121; Volume
 161, Page 493; Volume 103, Page 43; Volume 273, Page 814; and Real Volume 89, Page
 969; and 6) Right of Way granted to Shelby County by instruments recorded in Misc.
 Book 1, Page 534; and Misc. Book 3, Page 276.

\$20,000.00 of the purchase price recited herein was paid from the proceeds of a
 mortgage loan closed simultaneously herewith.

Subject also to flood easement as recorded in Volume 284, Page 885, and Volume
 285, Page 54 and right of way granted to South Central Bell Telephone Company
 by instrument recorded in Deed Volume 320, Page.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR
 does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said
 premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
 and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns
 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, J. E. Kelly
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of January 19 88.

ATTEST:

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

Secretary

K & C Builders, Inc.
 By J. E. Kelly President

STATE OF ALA. SHELBY CO.
 COUNTY OF Jefferson

J. Thomas G. Snowdon, Jr.
 JUDGE OF PROBATE

1. Deed Tax \$ 5.00
 2. Mtg. Tax
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 8.50

I, the undersigned authority
 State, hereby certify that J. E. Kelly

President of K & C Builders, Inc.

whose name as a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27th

day of January 1988.

My Commission Expires: 1/2/92

Larry R. Newman
 Notary Public