

SEND TAX NOTICE TO:

(Name) David B. Kennamer  
5046 Linwood Drive  
 (Address) Birmingham, AL 35243

This instrument was prepared by

(Name) Gene W. Gray, Jr.  
2100 Southbridge Parkway, Suite 650  
 (Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84  
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thirty Eight Thousand Nine Hundred and 00/100----- DOLLARS

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

Tommy Bailey d/b/a T. L. Bailey Construction

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

David B. Kennamer and Gretchen A. Kennamer

(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 10, according to the survey of Linwood, as recorded in Map Book 11, Page 45, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject To:

Advalorem taxes for the year 1988, which are a lien, but not due and payable until October 1, 1988.

Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

\$ 111,100.00 of the consideration was paid from the proceeds of a mortgage loan.

1. Deed Tax \$ 28.00  
 2. Mtg. Tax         
 3. Recording Fee 2.50  
 4. Indexing Fee 1.00  
 TOTAL 31.50

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, I have hereunto set my hand(s) and seal(s), this 24th

day of June, 19 88

WITNESS:

STATE SEAL ALABAMA  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

88 JUL -6 AM 9:33

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Tommy Bailey d/b/a T. L. Bailey Construction 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of June, A.D., 19 88

*Canby, Monroe*

*[Signature]*  
 Notary Public

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