

1283
SEND TAX NOTICE TO:

(Name) William W. Kennedy
2444 Jannebo Road
(Address) Birmingham, AL 35216

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of 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,
Annie W. Kennedy, an unremarried widow

(herein referred to as grantors) do grant, bargain, sell and convey unto
William W. Kennedy and Carol Lynn Kennedy

(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 No. 5, according to Willow Island Subdivision, the same being a part of the NW 1/4 of SE 1/4 of Section 13, Township 22 South, Range 1 East, a plat of said Subdivision is recorded in Map Book 4, on Page 73, in the Probate Office of Shelby County, Alabama.

Together with the right to use, but not to cut any merchantable timber, all lands lying between the above described lot and the water level of the Coosa River, provided such land to be used shall not be wider than the lines of the lot above described, if the same were extended and projected from their present terminus to the water level. All rights are subject to the right of the grantors to continue to obtain a lease on said lands from the Alabama Power Company or any successor owner. Should said lease be terminated, then the right to use said lands between said lot and the water level shall terminate also. In addition to above, grantors do hereby convey to the grantees and to their successors and assigns the right of ingress and egress to and from the Coosa River by a causeway recently constructed. The grantees herein, their successors and assigns shall also have the right to use the boat launching facilities and picnic are located in said subdivision; provided, however, there shall be no burden on the grantors to maintain said facilities between the time of execution of this deed and the time the same is submerged by the raising of the water level of the Coosa River. It is understood that there is no liability on the grantors, or their successors or assigns for any injuries suffered by any persons using said launching facilities. Said lot is conveyed subject to the protective covenants recorded in Deed Book 220, Page 891, in Probate Office.

BOOK 230 PAGE 816
Annie W. Kennedy is the surviving grantee in that certain deed recorded in Deed Book 293, Page 215; the other grantee, Robert W. Kennedy, having died June 1, 1978.

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 17th

day of March, 19 89

WITNESS:

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

89 MAR 17 PM 3:41

(Seal)
1. Deed Tax \$ 50

Annie W. Kennedy (Seal)
Annie W. Kennedy

(Seal)
2. Mtg. Tax

(Seal)
3. Recording Fee 250

(Seal)
4. Indexing Fee 100

STATE OF ALABAMA

SHELBY COUNTY }

TOTAL 400

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Annie W. Kennedy, an unremarried widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of March, A. D., 19 89.

Mike T. Atchison

Mike T. Atchison Public