

This instrument was prepared by:
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4433

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty Thousand Dollars and 00/100 (\$50,000.00), to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, We, William E. May, a married individual, Joe F. Wideman, a married individual and Michael Patterson, a married individual (herein referred to as grantors), do grant, bargain, sell, and convey unto, Curtin Quay Kennedy and wife, Jane May 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:

A lot or parcel of land located in the NE 1/4 of the SE 1/4 of Section 15 Township 19 South, Range 2 East, City of Vincent, Alabama, and being more particularly described as commencing at the southwest corner of the NE 1/4 of the SE 1/4 of Section 15; Thence North 18 deg. 00 min. East along the East right of way line of U. S. Highway No. 231, a distance of 608.0 feet; thence North 85 deg. 17 min. East 245.95 feet; thence South 9 deg. 39 min. East 197.36 feet to the point of beginning; thence from the point of beginning, run North 85 deg. 17 min. East 269.6 feet to the westerly side of a paved road; thence South 15 deg. 15 min. East 100.0 feet; thence South 85 deg. 17 min. West 279.35 feet; thence North 9 deg. 39 min. West 98.68 feet to the point of beginning; being situated in Shelby County, Alabama.

Forty Four Thousand Dollars (\$44,000.00) of the purchase price was paid from a mortgage filed simultaneously.

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 do for myself and for my Heirs, Executors, and Administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this the 26 day of October, 1989.

Grantor's Seal:

William E. May
WILLIAM E. MAY

Joe F. Wideman
JOE F. WIDEMAN

Michael Patterson
MICHAEL PATTERSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William E. May, Joe F. Wideman, and Michael Patterson, 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 and official seal this 26 day of October, 1989.

Kimberly A. Templemudock
NOTARY PUBLIC
My Commission Expires 3-2-91

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 OCT 26 PM 1:34

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$	<u>6.00</u>
2. Mtg. Tax -----	\$	<u>7.50</u>
3. Recording Fee -----	\$	<u>4.00</u>
4. Indexing Fee -----	\$	<u>1.00</u>
5. No Tax Fee -----	\$	<u>1.00</u>
6. Certified Stamp Fee --	\$	<u>1.00</u>
Total -----	\$	<u>18.50</u>