

This instrument was prepared by

(Name) Anthony D. Snable, Attorney
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Send Tax Notice To: Howard Q. Kennedy, Jr.
901 5th Court Northwest
Alabaster, Alabama 35007
address

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 Sixty Nine 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,

Harold R. Walker and wife, Frances J. Walker

(herein referred to as grantors) do grant, bargain, sell and convey unto
Howard Q. Kennedy, Jr. and Bettie W. 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 18, according to the survey of Hamlet, 5th Sector, as recorded in Map Book 9,
page 70, in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.

Subject to:

Advalorem taxes for the current tax year, 1990.

Easements, restrictions and reservations of record.

\$65,000.00 of the purchase price recited above was paid by a mortgage loan closed
simultaneously herewith.

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

89 NOV -2 AM 11:26

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 4.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Stamp Fee	\$ 1.00
Total	\$ 11.00

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, we have hereunto set our hand(s) and seal(s), this 19th
day of October, 19 89.

WITNESS:

(Seal)

(Seal)

(Seal)

Harold R. Walker (Seal)
Frances J. Walker (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Harold R. Walker and wife, Frances J. Walker
whose name s 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 19th day of October, A. D., 19 89

Anthony D. Snable
My commission expires: 10-21-91

Notary Public.