

SEND TAX NOTICE TO:

JOEL W. KENNEMUR and  
(Name) BARBARA A. KENNEMUR  
2439 Lancaster Circle  
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law  
728 Shades Creek Parkway, Suite 120  
(Address) Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Seventy-Two Thousand and No/100 (\$172,000.00)-----DOLLARS

to the undersigned grantor, REAMER BUILDING AND DEVELOPMENT CORPORATION a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

JOEL W. KENNEMUR and BARBARA A. KENNEMUR

(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 12, according to the Survey of Altadena Woods, Fourth Sector, as recorded in Map  
Book 10, page 62, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1990, which are a lien, but not yet due and payable until October 1, 1990.
2. Right of way to Alabama Power Company as recorded in Volume 151, page 571.
3. Mineral and mining rights as recorded in Volume 138, page 119 and Deed Book 661, page 456..
4. Right of way to Shelby County as recorded in Deed Book 280, page 161.
5. Restrictions as recorded in Real 111, page 183.
6. Transmission line permits to Alabama Power Company as recorded in Book 639, page 571 and Real 114, page 107.
7. Agreement with Alabama Power Company as recorded in Real 117, page 607.
8. Easements as to underground cables recorded in Real 117, page 610.

\$70,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

1. Dead Tax	\$ 102.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 0.00
Total	\$ 108.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, John G. Reamer, Jr.  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of March 1990

ATTEST:

REAMER BUILDING AND DEVELOPMENT CORPORATION

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

By John G. Reamer, Jr. President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

30 MAR 16 PM 12:05

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that John G. Reamer, Jr.  
whose name as President of REAMER BUILDING AND DEVELOPMENT CORPORATION

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 13th day of March 1990

David F. Ovson  
Notary Public