

This instrument was prepared by

Send Tax Notice To: DANNY G. TUCKER  
name 196 Greenfield Lane  
Alabaster, AL 35007  
address

(Name) HOLLIMAN, SHOCKLEY & KELLY  
3821 Lorna Road, Suite 110  
(Address) Birmingham, Alabama 35244

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 One Hundred Fourteen Thousand and NO/100-----DOLLARS

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

LARRY KENT d/b/a LARRY KENT BUILDING COMPANY  
(herein referred to as grantors) do grant, bargain, sell and convey unto

DANNY G. TUCKER and KRISTINE B. TUCKER  
(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 83, Sector 4, according to the Survey of Greenfield, Sectors 4 & 6,  
as recorded in Map Book 17, page 131, in the Probate Office of Shelby  
County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.  
(2) Easements, restrictions, reservations, rights-of-way,  
limitations, covenants and conditions of record, if any.  
(3) Mineral and mining rights, if any.

\$108,300.00 of the purchase price is being paid by the proceeds of a  
first mortgage loan executed and recorded simultaneously herewith.

This property is not the homestead of the grantor or his spouse.

Inst # 1994-05353

02/17/1994-05353  
10:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 14.50

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 15th  
day of February, 1994.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

LARRY KENT d/b/a LARRY KENT  
BUILDING COMPANY

✓ BY: Larry Kent (Seal)  
LARRY KENT (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that LARRY KENT d/b/a LARRY KENT BUILDING COMPANY  
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 15th day of February A. D., 19 94

My Commission Expires: 8-29-94

Notary Public.