

This instrument was prepared by

Send Tax Notice To: Steven W. Kampwerth

(Name) Lamar Ham

name

1216 Lake Point Vista

address

Birmingham, AL 35244

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SIXTY ONE THOUSAND AND NO/100-----  
----- DOLLARS (\$261,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
M. E. Padgett, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto Steven W. Kampwerth and wife, Michelle A. Kampwerth

(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 2038, according to the Survey of Lake Point Estates, 1st Addition, as recorded in Map Book 17, Page 14, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 203,000.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

This property is not the homestead of the Grantor herein or his spouse.

05/25/1995-13668  
12:46 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 66.50

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 22nd  
day of May, 19 95.

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

M. E. Padgett  
M. E. Padgett

(Seal)

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

(Seal)

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

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that  
M. E. Padgett, a married man  
whose name(s) 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 22nd day of May A.D., 19 95

Lamar Ham

Notary Public