

This instrument was prepared by

(Name) Mary Lynn Campisi

(Address) 3017 Pump House Road  
Birmingham, Alabama 35243

Send Tax Notice To: Eric Maurice Kelley  
name

54 Kidds Corner  
address

Vincent, Alabama 35178

Inst # 1995-17053

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY FIVE THOUSAND AND NO/100-----  
DOLLARS (\$55,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
David E. Kidd and Helen Kidd, formerly husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto Eric Maurice Kelley and Gussie K. Wallace

(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 part of the NW 1/4 of the NE 1/4 of Section 19, Township 19 South, Range 3 East, more particularly described as follows: Commence at the Northwest corner of said 1/4-1/4 Section and run thence North 88 degrees 30 minutes East 61 feet; thence turn to the right 91 degrees 50 minutes and run a distance of 20 feet to the point of beginning; thence turn to the left and run Easterly parallel with the Northern boundary of said quarter-quarter section a distance of 210 feet to a point; thence to the right and run Southerly parallel with the Western boundary of said quarter-quarter section a distance of 133 feet to a point; thence turn to the right and run Westerly parallel with the Northern boundary of said quarter-quarter section a distance of 210 feet to a point; thence turn to the right and run Northerly parallel with the Western boundary of said quarter-quarter section a distance of 133 feet to the point of beginning. Minerals and mining rights excepted.

\$56,100.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

Subject to ad valorem taxes for 1995 and subsequent years, said taxes being a lien but not due and payable until October 1, 1995.

Subject to restrictions, building lines, easements, agreements and right of ways as same are filed of record.

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.

WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 23rd  
June, 19 95.

(Seal)

(Seal)

(Seal)

David E. Kidd  
David E. Kidd  
Helen Kidd

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Mary Lynn Campisi, a Notary Public in and for said County, in said State, hereby certify that  
David E. Kidd  
whose name(s) is/are signed to the foregoing conveyance, and who is/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 23rd day of June A.D., 1995

Mary Lynn Campisi  
Mary Lynn Campisi

Notary Public

6/16/99

06/29/1995-17053  
1:53 PM  
SHELBY COUNTY JUNE 6 1995  
NOT RECD