

This instrument was prepared by

(Name) Clayton T. Sweeney  
2700 Highway 280 East, Suite 290E

(Address) Birmingham, AL 35223

L. T. Kennedy  
Send Tax Notice To: Irene Kennedy  
104 Cedar Cove Drive  
Pelham, AL 35124  
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Thousand and No/100's----- DOLLARS

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

Gregory A. Frazier and wife, Valerie B. Frazier

(herein referred to as grantors) do grant, bargain, sell and convey unto

L. T. Kennedy and Irene Kennedy

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 3, Block 1, according to the Survey of Cedar Cove - Phase I, as recorded in Map Book 9, Page 53, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1995 which are a lien but are not due and payable until October 1, 1995.

Existing easements, restrictions, set-back lines and limitations of record.

Inst # 1995-18278

07/12/1995-18278  
10:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 138.50

TO HAVE AND TO HOLD unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 15<sup>th</sup> day of April, February, 1995.

WITNESS:

Donna S. Jones (Seal)

Jerrie Waidy (Seal)

(Seal)

Gregory A. Frazier (Seal)

Valerie B. Frazier (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

1. the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory A. Frazier and wife, Valerie B. Frazier, whose name 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 15 day of February, April, A. D., 1995

My Commission expires: Nov. 15, 1996

John Ellen Dix

Notary Public

AFFIX SEAL

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