

This instrument was prepared by

(Name) Clayton T. Sweeney  
2700 Highway 280 East, Suite 290E  
(Address) Birmingham, AL 35223

✓  
Send Tax Notice To: L. T. Kennedy  
Irene Kennedy  
104<sup>th</sup> 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 GRANTEES 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 GRANTEES) 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 MCD 138.50

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, we have hereunto set our hand(s) and seal(s), this 15<sup>th</sup>  
day of April ~~February~~, 1995

WITNESS:

Dorise Jones (Seal)  
Jerrie Waddy (Seal)  
(Seal)

Gregory A. Frazier (Seal)  
Valerie B. Frazier (Seal)  
(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, 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

AFFIX SEAL

Notary Public.

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