

SEND TAX NOTICE TO:

(Name) Peter C. Kimple

(Address) 5553 Afton Drive

Birmingham, Alabama 35242

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
Birmingham, Alabama 35209

(Address)

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ninety-Eight Thousand, Nine Hundred & no/100--- DOLLARS
 (\$198,900.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Marsha S. Sexton and husband, William Jack Sexton

(herein referred to as grantors) do grant, bargain, sell and convey unto
Peter C. Kimple and Margaret A. Kimple

(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 24, in Block 6, according to Amended Map of Woodford, a subdivision of Inverness, as recorded in Map Book 8, Page 51, A, B, C & D, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$179,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1995-18281

07/12/1995-18281
 10:12 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DOL MCD 28.50

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 7th

day of July, 19 95

WITNESS:

_____, (Seal)

Marsha S. Sexton (Seal)
 Marsha S. Sexton

_____, (Seal)

William Jack Sexton (Seal)

_____, (Seal)

William Jack Sexton

STATE OF ALABAMA }
 Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marsha S. Sexton and husband, William Jack Sexton whose name s 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 7th day of July, A. D., 19 95

William H. Halbrooks
 Notary Public.

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