

SEND TAX NOTICE TO:

(Name) Jane C. Kennedy and Daniel H. Kennedy

(Address) P.O. Box 232
Wilsonville, Ah. 35186

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

\$ 1000

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) AND LOVE AND AFFECTION DOLLARS

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

Bertha J. Cosper and husband, Lewis H. Cosper

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

Jane C. Kennedy and husband, Daniel H. Kennedy

(herein referred to as GRANTEES) as joint tenants, with right of survivorship/our undivided interest in and to the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the Northwest corner of the SE 1/4 of the NE 1/4, Section 1, Township 21 South, Range 1 East; thence run East along the North line of said 1/4 for 153.23 feet to the point of beginning of the parcel of land herein described; thence continue in the same direction for 242.77 feet to a point; thence turn an angle of 91°26'24" right and run 210.00 feet to a point; thence turn an angle of 88°33'36" right and run 238.27 feet to a point; thence turn an angle of 90°12'43" right and run 209.94 feet to the point of beginning. Said parcel is lying in the SE 1/4 of NE 1/4, Section 1, Township 21 South, Range 1 East, and contains 1.16 acres.

Inst # 1996-01221

09/12/1996-01221
01:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 22

day of September, 19 95

WITNESS:

(Seal)

(Seal)

(Seal)

Bertha J. Cosper (Seal)
Bertha J. Cosper
Lewis H. Cosper (Seal)
Lewis H. Cosper (Seal)

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bertha J. Cosper and husband, Lewis H. Cosper 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 22 day of September A. D., 19 95

Conrad M. Fowler Jr

Notary Public.

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