

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: RICKY L. HUNT

name

101 REACH CIRCLE

address

ALABASTER, ALABAMA 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SIXTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$65,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JOE EDWARD KENDRICK

(herein referred to as grantors) do grant, bargain, sell and convey unto RICKY L. HUNT AND WIFE, CAROL D. HUNT

(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 14, BLOCK 1, ACCORDING TO THE SURVEY OF LAKE LANE, FIRST SECTOR, AS
RECORDED IN MAP BOOK 5 PAGE 110 IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1996 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1996.

BUILDING SETBACK LINE OF 35 FEET RESERVED FROM REACH CIRCLE AND COUNTY ROAD
NO. 68 AS SHOWN BY PLAT.

PUBLIC EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 7.5 FEET ON THE EAST AND
SOUTH SIDES.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN
MISC. BOOK 2 PAGE 468.

TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S)
RECORDED IN DEED BOOK 127 PAGE 412; DEED BOOK 134 PAGE 75; DEED BOOK 205 PAGE
38; DEED BOOK 277 PAGE 509 AND DEED BOOK 277 PAGE 549.

AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN
MISC. BOOK 2 PAGE 768 AND COVENANTS PERTAINING THERETO RECORDED IN MISC. BOOK
2 PAGE 769.

Continued

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, I have hereunto set my hand(s) and seal(s), this 20th
day of May, 19 96.

(Seal)

Joe Edward Kendrick
JOE EDWARD KENDRICK

(Seal)

(Seal)

(Seal)

(Seal)

05/24/1996-16928
12:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
JOE EDWARD KENDRICK
whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 20th day of May A.D., 1996

Gene W. Gray, Jr.

Notary Public

Continuation of Legal Description

RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 5 PAGE 110.

\$66934.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THIS PROPERTY IS SOLD IN AN "AS IS" CONDITION.



Inst # 1996-16928

05/24/1996-16928
12:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 12.00