

96-24491

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

ANDREW J. KENNEDY
238 CAMBRIAN RIDGE TRAIL
PELHAM, AL 35124

Inst # 1996-29205

09/05/1996-29205
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
16.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY ONE THOUSAND FIVE HUNDRED and 00/100 (\$91,500.00) DOLLARS to the undersigned grantor, B & S LAND DEVELOPMENT, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto ANDREW J. KENNEDY and KIMBER L.W. KENNEDY, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 20, ACCORDING TO THE MAP OF CAMBRIAN RIDGE, AS RECORDED IN MAP BOOK 21 PAGE 8, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. 20 foot minimum building line North as shown by recorded plat.
3. Restrictions as shown by recorded plat.
4. Restrictive covenants as recorded in Instrument #1996-1368.
5. Right of way to Shelby County, Alabama as set forth in Deed Book 127, page 375, in the Probate Office of Shelby County, Alabama.
6. Right of way to Alabama Power Company as set forth in Deed Book 127, page 375, and in Deed Book 141 page 596 in the Probate Office of Shelby County, Alabama.

\$86,900.00 of the consideration herein was derived
from a mortgage closed simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and

assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, B & S LAND DEVELOPMENT, INC., by its PRESIDENT, ALVA BATTLE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 28th day of August, 1996.

B & S LAND DEVELOPMENT, INC.

By: Alva Battle
ALVA BATTLE, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALVA BATTLE, whose name as PRESIDENT of B & S LAND DEVELOPMENT, INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 28th day of August, 1996.

Art S. Rod
Notary Public

My commission expires: 7/16/98

Inst # 1996-29205

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 16.00