

96161067A

SEND TAX NOTICE TO:

This instrument prepared by:  
Melissa Kessler Smith  
2700 Hwy 280, Suite 60  
Birmingham, AL 35223

(Name) John D. Kitts  
(Address) 6 A Weatherly Club Drive  
Alabaster, Alabama 35007

**Warranty Deed**  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ THIRTY FIVE THOUSAND AND NO/100-----  
----- DOLLARS (\$35,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,  
Roy Martin Construction, Inc.

(herein referred to as grantors) do grant, bargain, sell and convey unto John D. Kitts and Nancy S. Kitts

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

PARCEL 1: Lot 6-A, according to the map of Weatherly Club Section 14, as  
recorded in Map Book 19 page 87, in the Office of the Judge of Probate of  
Shelby County, Alabama.

Subject to: All Easements, Restrictions and Rights of Way of record.

Inst # 1996-38151

11/19/1996-38151  
09:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 43.50

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/I have set our/my hand(s) and seal(s), this 28th day of October, 1996.  
Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Roy Martin Construction, Inc. (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Roy Martin  
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 28th day of October A.D., 1996

Tommy G. Gadsden  
Notary Public

My Commission Expires: