

17-2695

Inst # 1997-03961

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

MICHAEL JAMES KENNY
111 KING VALLEY ROAD
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY FIVE THOUSAND and 00/100 (\$85,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, RUSSELL L. BROOKS and GINA D. BROOKS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL JAMES KENNY and PATRICIA ANN KENNY, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF CEDAR KNOLL, AS RECORDED IN MAP BOOK 19, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are yet due and payable until October 1, 1997.
2. Restrictions as shown by recorded Map.
3. 25 foot building line, as shown by recorded Map.
4. 7.5 foot sanitary sewer easement on south and east, as shown by recorded Map.
5. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

\$86,700.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all

02/07/1997-03961
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RUSSELL L. BROOKS and GINA D. BROOKS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of January, 1997.

Russell L. Brooks
RUSSELL L. BROOKS

Gina D. Brooks
GINA D. BROOKS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RUSSELL L. BROOKS and GINA D. BROOKS, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of January, 1997.

Notary Public

Notary Public

My commission expires: 7/16/98

Inst # 1997-03961

02/07/1997-03961
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HED 12.00