

This instrument was prepared by:

SEND TAX NOTICE TO:

Walter Fletcher  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue South  
Birmingham, Alabama 35205

Charles G. Kessler, Jr.  
Nina J. Kessler  
~~1565 Bent River Circle~~ 5505 Bent River Circle  
Birmingham, Alabama 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That in consideration of the sum of One Hundred Forty Five Thousand Dollars (\$145,000.00) to the undersigned Kadco, Inc., a corporation ("Grantor"), in hand paid by Charles G. Kessler, Jr. and Nina J. Kessler ("Grantees"), the receipt whereof is acknowledged, Grantor does grant, bargain, sell and convey unto Grantees, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Bent River Estates, Phase 1, as recorded in Map Book 17, Page 135, in the Office of the Judge of Probate of Shelby County, Alabama and Map Book 176, Page 15, in the Office of the Judge of Probate of Jefferson County, Alabama.

Subject to easements and restrictions of record and current state, county and city taxes.

TO HAVE AND TO HOLD to 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.

IN WITNESS WHEREOF, the said Grantor, by Charles G. Kessler, Jr., its Officer authorized to execute this conveyance, has hereto set its signature and seal, this 13<sup>th</sup> day of November, 1997.

Kadco, Inc.

By: Charles G. Kessler, Jr.  
Its President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles G. Kessler, Jr., as President of Kadco, 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 as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 13 day of November, 1997.

Walter Fletcher  
Notary Public

My Commission Expires: 5/25/2001  
[SEAL]

#46148

Inst # 1997-37880

11/20/1997-37880  
01:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCB 37.50

Inst # 1997-37880