

Send Tax Notice To:
Kevin Paul Kennedy and wife,
Laree P. Kennedy
3233 Garden Lane
Birmingham, Alabama 35242

This instrument was prepared by:
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P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

Inst # 1999-22226
05/27/1999-22226
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 20.50

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Sixty Three Thousand Dollars and 00/100 (\$163,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **ORVILLE L. PERRY AND WIFE, PAMELA JUNE PERRY**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **KEVIN PAUL KENNEDY AND WIFE, LAREE P. KENNEDY**, (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 9, Block 4, according to the Survey of Sunny Meadows, as recorded in Map Book 8, page 18, A, B & C in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
2. Building setback line of 35 feet reserved from Garden Lane as shown by plat.
3. Easements as shown by recorded plat, including 12.5 feet on the rear of lot and 7.5 feet on the Northeasterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 36, page 881, in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument (s) recorded in Deed Book 326, page 126; Deed Book 139, page 128; Deed Book 134, page 514 and Deed Book 173 page 192 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 37, page 22 and covenants pertaining thereto recorded in Misc. Book 37, page 21 in Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 8, page 18, A, B & C.

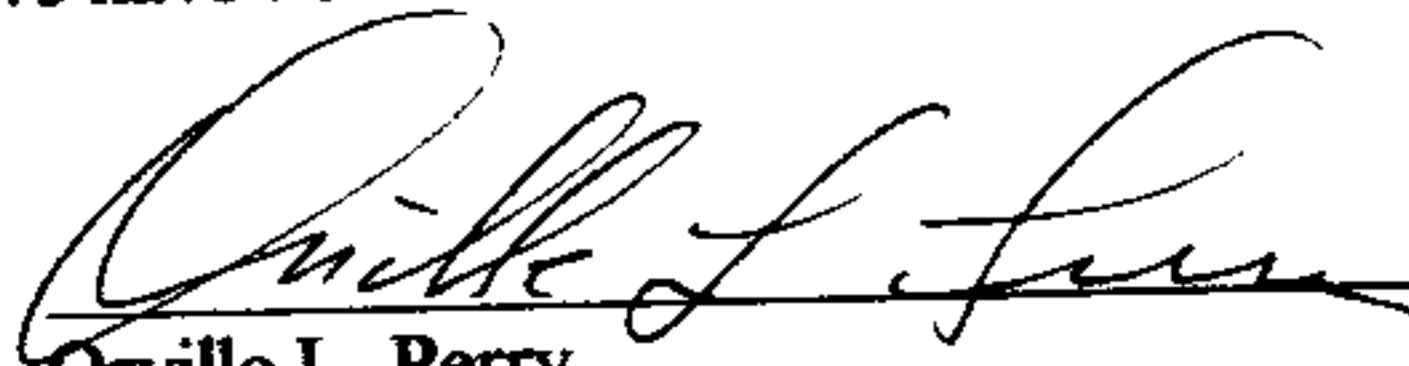
8. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$154,850.00 of the above consideration was paid from the proceeds of a mortgage filed 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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set our hands and seals, this 26th day of May, 1999.


Orville L. Perry

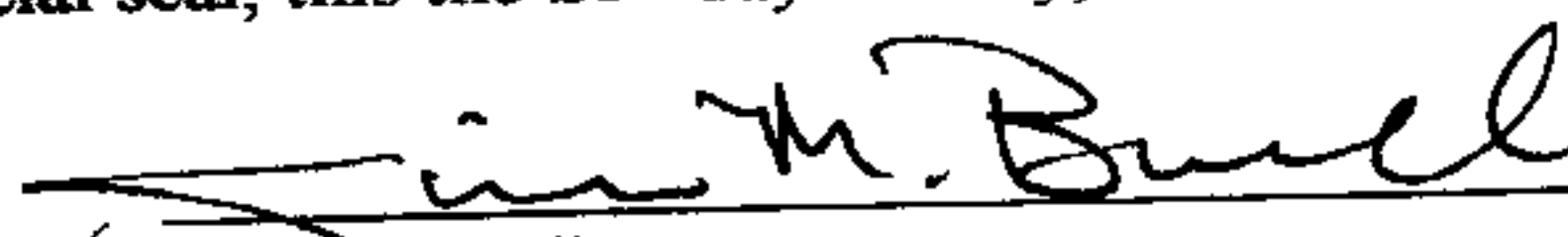

Pamela June Perry

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Orville L. Perry and wife, Pamela June Perry, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 26th day of May, 1999.


Notary Public
My commission expires: 06/03/02

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