

This Instrument was prepared by:
D. Wade Ramsey, Esq.
Ramsey & Associates, L.L.C.
300 Office Park Drive, Suite 309
Birmingham, Alabama 35223

Send Tax Notice To:
Ronald D. Kittinger &
Joyce J. Kittinger
214 Lenox Lane
Birmingham, Alabama 35242

Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of One Hundred Sixty Two Thousand & 00/100, (\$162,000.00) Dollars to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we, **Curt N. Thompson and wife, Leigh W. Thompson**, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **Ronald D. Kittinger and wife, Joyce J. Kittinger**, (Herein referred to as GRANTEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY County, Alabama, To-wit:

Lot 2, according to the Survey of Lenox Place, Phase Two, as recorded in Map Book 19, page 157, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2000 and subsequent years, which are not yet due and payable.
PID #03-9-31-0-006-002.000
2. 25 foot building line from Lenox Drive, as shown on recorded plat.
3. Restrictions appearing of record in Instrument #1995-12493 and Instrument #1995-25231.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 256, page 192 and Deed Book 262, page 254.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 126, page 185; Real Volume 105, page 868; Deed Book 142, page 481 and Deed Book 185, page 130.
6. Restrictions as shown on recorded map(s).

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors and administrators covenant with the 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 we will and our heirs, executors and administrators shall warrant and defend the same to 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 23rd day of November, 1999.


Curt N. Thompson


Leigh W. Thompson
Inst # 1999-48362

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Curt N. Thompson and Leigh W. Thompson**, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of November, 1999.



NOTARY PUBLIC
My commission expires: 3-11-00