

This instrument was prepared by,

Send Tax Notice To: Kenneth Carlton Horne, III
name
4124 Eagle Crest Drive
address
Birmingham, Alabama 35242

(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Forty-Two Thousand and no/100-----(\$242,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James F. Floyd, Jr. and wife, Shannon Floyd (herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth Carlton Horne, III and Jennifer W. Horne (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 402, according to the Survey of Eagle Point, 4th Sector, as recorded in Map Book 17, Page 116, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 193,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 2000-04691

02/15/2000-04691
08:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 55.10

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 have hereunto set our hand(s) and seal(s), this 9th day of February, 2000.

(Seal)

(Seal)

(Seal)

James F. Floyd, Jr.

(Seal)

(Seal)

(Seal)

Shannon Floyd

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James F. Floyd, Jr. and Shannon Floyd whose name(s) 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 day the same bears date.

Given under my hand and official seal this 9th day of February, A.D. 2000.

William H. Halbrooks

Notary Public