

THIS INSTRUMENT PREPARED BY:  
THOMAS L. FOSTER, ATTORNEY  
1201 NORTH 19<sup>TH</sup> STREET  
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:

Mr. & Mrs. Wayne R. Kennedy  
3113 Memory Brook Circle  
Bham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of --Two Hundred Forty Thousand Five Hundred and 00/100--(\$240,500.00)

To the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Fred J. Braune, Jr. and wife, Karen W. Braune

(herein referred to as grantors) do grant, bargain, sell and convey unto

Wayne R. Kennedy and Karen Norman Kennedy

(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 6, according to the Amended Map of Hickory Ridge, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$192,400.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

Inst # 2001-33384

08/08/2001-33384

11:41 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CH 59.50

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 (I) have hereunto set our (my) hands and seals this 27<sup>th</sup> day of July, 2001.

Fred J. Braune, Jr.  
Fred J. Braune, Jr.

Karen W. Braune  
Karen W. Braune

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred J. Braune, Jr. and wife, Karen W. Braune whose name(s) is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me 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 27<sup>th</sup> day of July, 2001.

[Signature]  
NOTARY PUBLIC