

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$18,750.00 to the undersigned Grantor(s), Kay C. Nimm, Unmarried and John W. Craig, Married but not joined in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto John Keith Kennedy and Sonjia Kennedy, Husband and Wife (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A - Legal Description

Described property is vacant land and is not the homestead of Grantors nor will it become the homestead of Grantees.

Durable Power of Attorney signed by John W. Craig on September 10, 2001 and recorded in Shelby County, Alabama under Instrument No. 2001-41595 has not been revoked.

Subject to taxes for the year 2002 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

-0- of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17 day of April, 2002

By: John W. Craig by his Attorney in Fact
Grantor [Signature]

Kay C. Nimm
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kay C. Nimm, Unmarried and John W. Craig (by his Attorney in Fact, Tommy E. Turpin), married, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17 day of April, 2002.

Linda H. Vann
Notary Public
Commission Expires 9/25/05

THIS INSTRUMENT PREPARED BY:

Kevin Hays and Associates, P.C.
100 Concourse Parkway, Suite 101
Birmingham, Alabama 35244

SEND TAX NOTICES TO:

John Keith Kennedy
Sonjia Kennedy
971 Co Rd 69
CHELSEA AL 35043

04/22/2002-18396
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DGE MHH

Inst # 2002-18396

EXHIBIT A
LEGAL DESCRIPTION

Begin at a found concrete monument, purported to be the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 20 South, Range 1 West and run South 00 degrees 01 minutes 49 seconds East, 418.66 feet to a 1/2 inch rebar set; thence North 61 degrees 26 minutes 10 seconds West 283.91 feet to a 1/2 inch rebar set; thence North 42 degrees 44 minutes 45 seconds East, 130.52 feet to a 1/2 rebar set; thence North 19 degrees 39 minutes 58 seconds West 191.20 feet to a 1/2 inch rebar set; thence North 88 degrees 12 minutes 45 seconds East, 225.00 feet to the point of beginning situated in the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama.

Inst # 2002-18396

04/22/2002-18396
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMH 33.00