

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) J. Nicholas Kivette

(Address) 375 Birmingham Street
Montevallo, Ala 35115

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart

20020806000368050 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
08/06/2002 12:37:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Five Thousand and no/100 DOLLARS

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

B. Stanley Bruce, a married man

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

J. Nicholas Kivette and Jessica G. Kivette

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A part of Lots 20 and 21, Block 1, according to the survey of Birmingham Junction, made by J. R. Bozeman, as recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Further described as follows:

Commence at the SW corner of Lot 20, Block 1, Birmingham Junction as recorded in Deed Book 14, Page 239, in the Office of the Probate of Shelby County, Alabama, as established by Deed 276, Page 839 and Deed 323, Page 748, Shelby County, Alabama and run East along the North line of Birmingham Street for a distance of 112.43 feet to point of beginning; thence continue along last described course for a distance of 88.43 feet; thence left 87 degrees 39 minutes and run Northerly for a distance of 175.00 feet; thence left 92 degrees 21 minutes and run Westerly for a distance of 88.43 feet; thence left 87 degrees 39 minutes and run Southerly for a distance of 175.00 feet to the point of beginning.

Subject to taxes for 2002 and subsequent years, easements, rights of way and permits of record.

All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

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 HEREOF, I have hereunto set my hand(s) and seal(s), this 31st day of July, 2002.

WITNESS:

(Seal)

B. Stanley Bruce (Seal)
B. Stanley Bruce (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that B. Stanley Bruce

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, 2002 A.D., 20
My Commission Expires: 10/16/04

Notary Public.