

Send tax notice to:
TIMOTHY J. KENNEDY
4013 OLD CAHABA PARKWAY
HELENA, AL 35080

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

BHM0418068

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Twenty Five Thousand Sixty Seven and 00/100 Dollars (\$225,067.00) in hand paid to the undersigned, American Homes and Land Corporation (hereinafter referred to as "Grantor") by Timothy J. Kennedy and Susanne L. Kennedy, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1304, ACCORDING TO THE SURVEY OF OLD CAHABA, PHASE IV, AS RECORDED IN MAP BOOK 33 AT PAGE 80 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2004 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$180,050.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, American Homes and Land Corporation by
Angie Phillips its Agent, who is authorized to execute
this conveyance, has hereunto set its signature and seal on this the 30TH day of
DECEMBER, 2004.

By: Angie Phillips
American Homes and Land Corporation
ITS Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Angie Phillips, whose name as Agent of
American Homes and Land Corporation is signed to the foregoing instrument, and who
known to me, acknowledged before me on this day, that, being informed of the contents
of the said instrument, he executed the same voluntarily for and as the act of said
corporation.

Given under my hand and official seal this the 30TH day of DECEMBER, 2004.



Kimberly D. Hawkins
Notary Public
Print Name: Kimberly D. Hawkins
Commission Expires: 1/8/7