

This instrument was prepared by:
Walter F. Scott, III, LLC
3500 Colonnade Pkwy Ste. 350
Birmingham, AL 35243

Send Tax Notice To:
Christopher Kincaid
490 Fieldstone Drive
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS**
SHELBY COUNTY)

That in consideration of \$171,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Ruth D. Lambert, a single woman, appearing herein by her Agent and Attorney in Fact, Wayne H. Lambert (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Christopher Kincaid and Jennifer Kincaid (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees 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.

Note; \$153,900.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 24th day of February, 2010.

Jennifer Kincaid is also known as Nicole Kincaid.

Ruth D. Lambert

Ruth D. Lambert

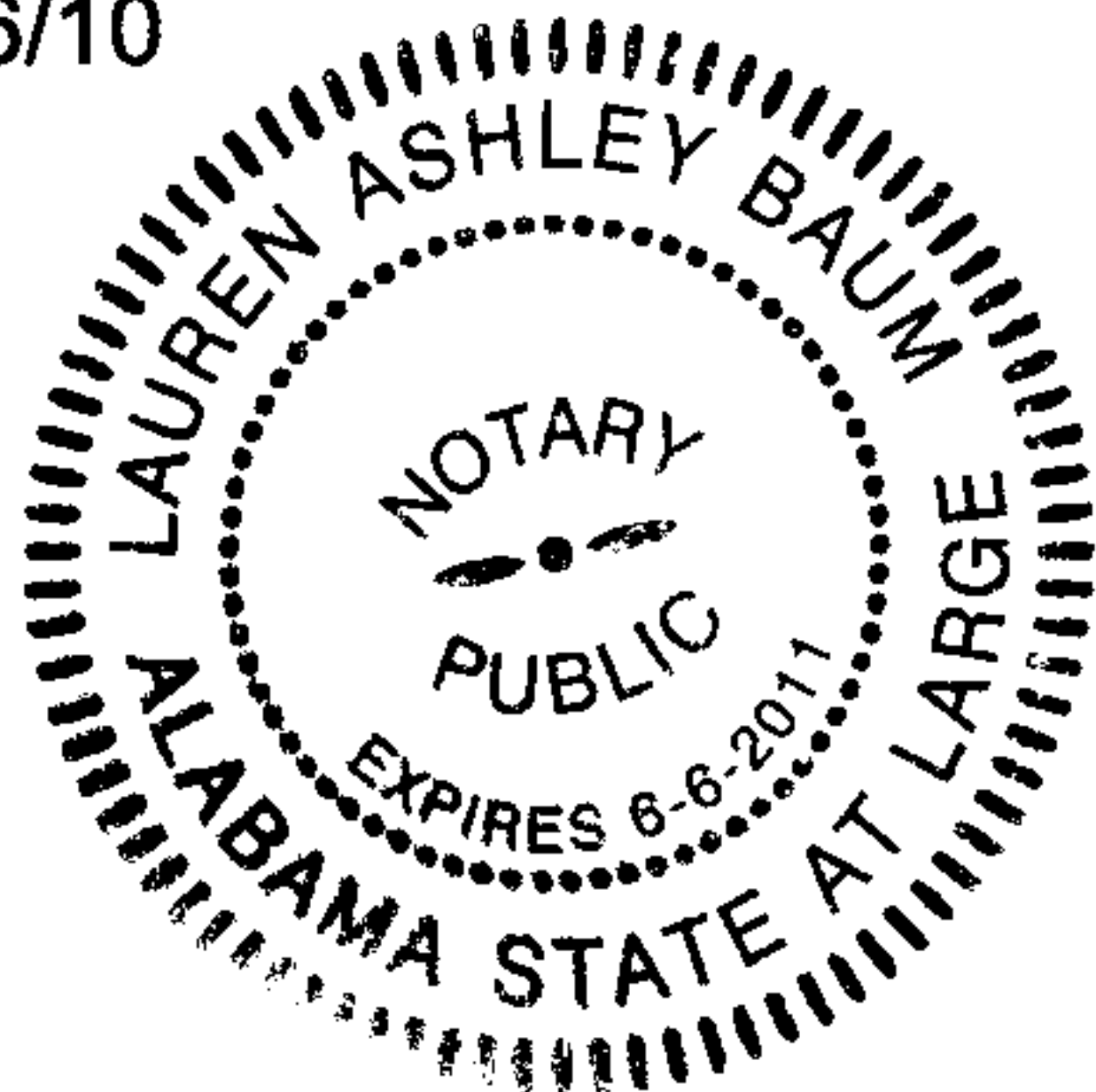
By HER A.T.F. Wayne H. Lambert

State of Alabama
Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that Wayne H. Lambert whose name as Attorney in Fact for Ruth D. Lambert is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 24th day of February, 2010.

Notary Public
Commission Expires: 06/06/10



Shelby County, AL 03/02/2010
State of Alabama
Deed Tax : \$17.50



20100302000060840 1/2 \$31.50
Shelby Cnty Judge of Probate, AL
03/02/2010 11:39:03 AM FILED/CERT

EXHIBIT "A"
Legal Description

Lot 68, according to the Survey of Second Sector, Fieldstone Park, as recorded in Map Book 16, Page 114, in the Office of the Probate Judge of Shelby County, Alabama.

Ruth D. Lambert is the surviving grantee from deed dated June 20, 1996, recorded in Instrument No. 1996-20174; Howard Lambert having dies on May 14, 2005.

