

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

1 PERIMETER PARK SOUTH, 325 N
BIRMINGHAM, ALABAMA 35243

(Address)

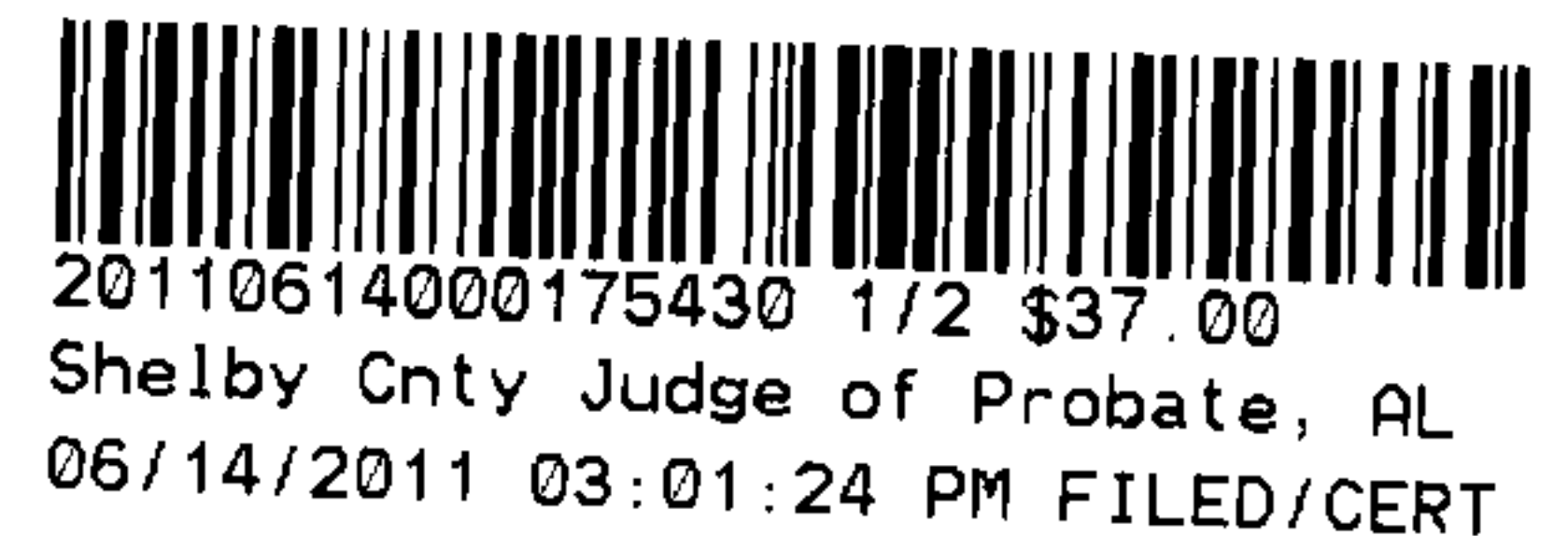
STATE OF ALABAMA
COUNTY OF SHELBY

Send tax notice to:
LESLIE FORNEY KIRBY, III
DEANNA JOYCE KIRBY

(Name)

161 ESSEX DRIVE
STERRETT, AL 35147

(Address)



Shelby County, AL 06/14/2011
State of Alabama
Deed Tax: \$22.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Nineteen Thousand Six Hundred dollars (\$219,600.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I/We, JAMES N. HUGHES, A SINGLE MAN (herein referred to as Grantor(s)) do, grant, bargain, sell and convey unto LESLIE FORNEY KIRBY, III and DEANNA JOYCE KIRBY (herein referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 177, according to the Survey of Forest Parks, 1st Sector - 2nd Addition, as recorded in Map Book 22, Page 38, in the Probate Office of Shelby County, Alabama.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$197,640.00 IS FILED HERewith.


TO HAVE AND TO HOLD, to 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 we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am)

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lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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, I have hereunto set my hand and seal, May 31, 2011

 (Seal)
JAMES N. HUGHES


20110614000175430 2/2 \$37.00
Shelby Cnty Judge of Probate, AL
06/14/2011 03:01:24 PM FILED/CERT

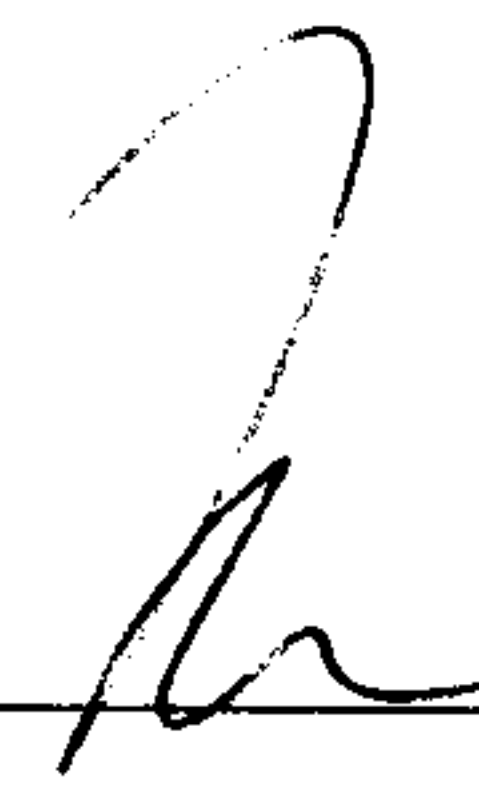
____ (Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

General Acknowledgment

I, WILLIAM PATRICK COCKRELL, a Notary Public in and for said County in said State, hereby certify that JAMES N. HUGHES whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this May 31, 2011.



Notary Public

My Commission Expires

WILLIAM PATRICK COCKRELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 12, 2011