

Prepared by:
MALCOLM S. McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Paul M. Brown & Anna M. Brown
837 Riverchase Parkway
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$179,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **JAN MARIE KENNEY f/k/a JANICE KENNEY BRISCOE, an unmarried woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **PAUL M. BROWN and ANNA M. BROWN** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 10, according to the Survey of the Second Addition to Riverchase Country Club as recorded in Map Book 6, page 145 and Map Book 7, page 121, in the Probate office of Shelby County, Alabama.

\$176,641.00 of the above-recited consideration is being paid with a purchase money first mortgage being recorded simultaneously herewith.

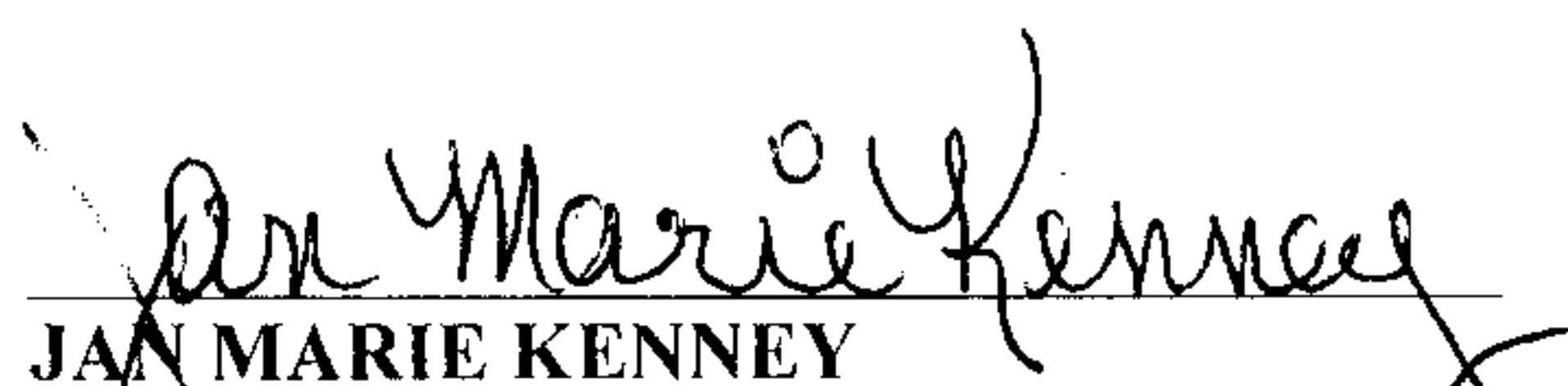
Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.


Jan Marie Kenney and Janice Kenney Briscoe are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions, Exceptions and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 30th day of April, 2012.


JAN MARIE KENNEY
f/k/a JANICE KENNEY BRISCOE

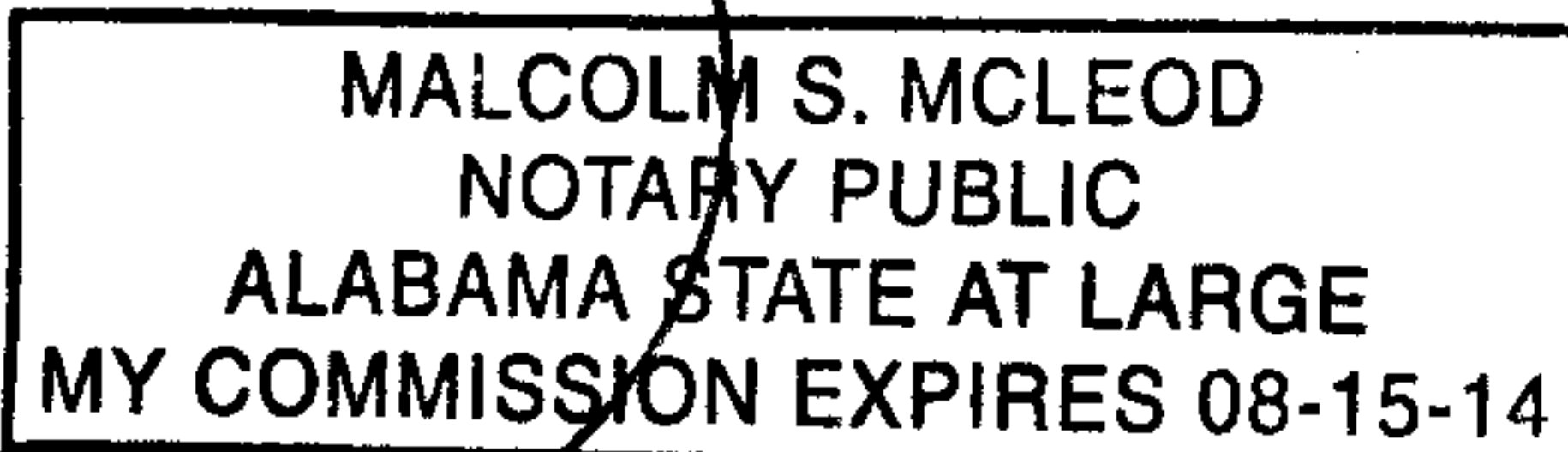

20120504000157490 1/1 \$15.50
Shelby Cnty Judge of Probate, AL
05/04/2012 03:01:06 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JAN MARIE KENNEY**, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of April, 2012.

NOTARY PUBLIC
My commission expires:


MALCOLM S. MCLEOD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 08-15-14

Shelby County, AL 05/04/2012
State of Alabama
Deed Tax: \$3.50