

Prepared by:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

Send tax notice to:
Gregory A. Beckwith
4013 Old Cahaba Parkway
Helena, Alabama 35080



20120531000192090 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
05/31/2012 11:39:44 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty Nine Thousand and No/100 Dollars (\$239,000.00)** to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, **Timothy J. Kennedy and Susanne L. Kennedy, husband and wife**, herein referred to as "Grantor", does hereby GRANT, BARGAIN, SELL and CONVEY unto **Gregory A. Beckwith**, herein referred to as "Grantee", the following described real estate, situated in the County of **Shelby**, State of Alabama, to-wit:

Lot 1304, according to the Survey of Old Cahaba, Phase IV, as recorded in Map Book 33 at Page 110 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012.

\$234,671.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, in fee simple, and to the heirs and assigns of Grantee, forever. And GRANTOR does covenant with the said GRANTEE, his heirs, successors and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

Shelby County, AL 05/31/2012
State of Alabama
Deed Tax:\$4.50

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 11th day of April, 2012.

X Timothy J. Kennedy
Timothy J. Kennedy

X Susanne L. Kennedy
Susanne L. Kennedy

THE STATE OF Alabama }
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Timothy J. Kennedy, whose name 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 the instrument, he executed the same voluntarily on the day the same bears date. Give under my hand and official seal this 11th day of April, 2012.

SEAL

✓ [Signature]
Notary Public
My Commission Expires: 6-5-2015

THE STATE OF Alabama }
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Susanne L. Kennedy, whose name 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 the instrument, she executed the same voluntarily on the day the same bears date. Give under my hand and official seal this 11th day of April, 2012.

SEAL

✓ [Signature]
Notary Public
My Commission Expires: 6-5-2015



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