

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. Jeffrey D. Tibbitts
2532 Willowbrook Circle
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR HUNDRED THIRTY FIVE THOUSAND NO/00 DOLLARS-----(\$435,000.00)** to the undersigned grantor, **JOHN H. KIRKPATRICK, JR. and wife, LORI A. KIRKPATRICK**, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **JEFFREY D. TIBBITTS AND WENDY J. TIBBITTS**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Survey of Willow Brook, as recorded in Map Book 11, Page 48 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

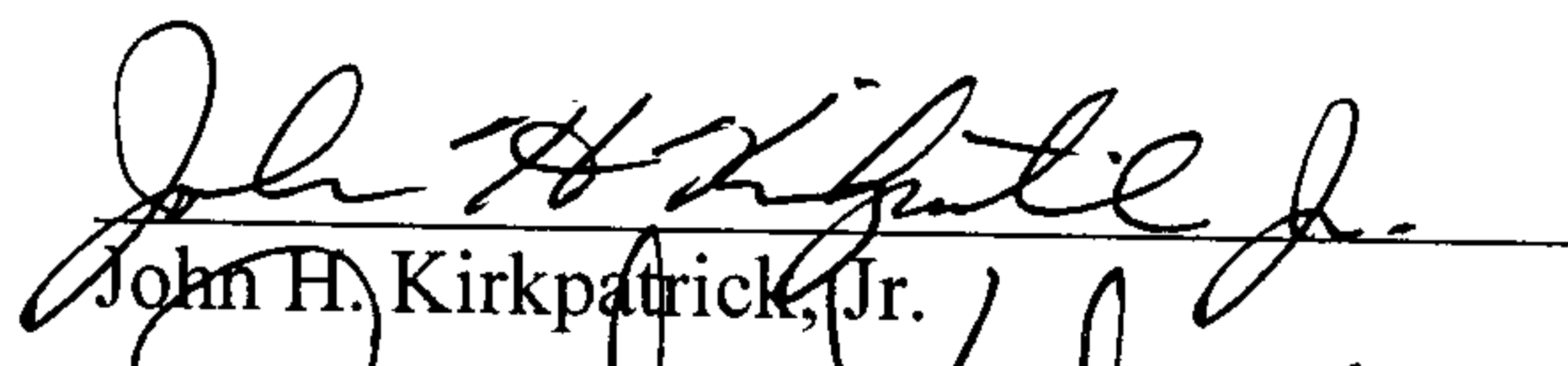
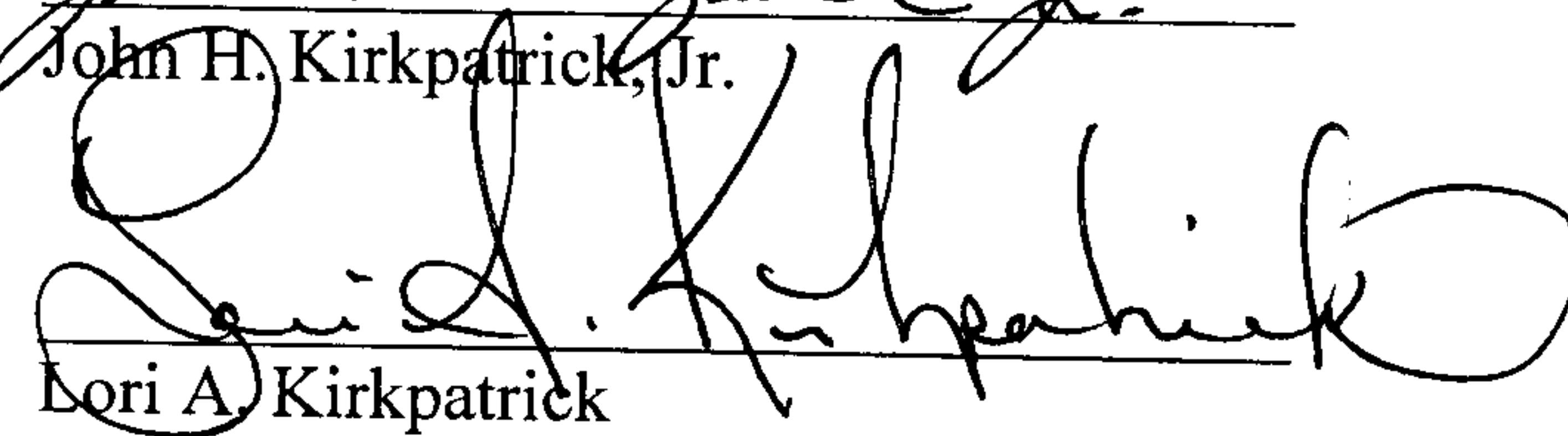
Subject to 2012 property taxes, existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$391,500.00 of the above recited purchase price is being paid by a mortgage being recorded simultaneously herewith.

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 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of July, 2012.

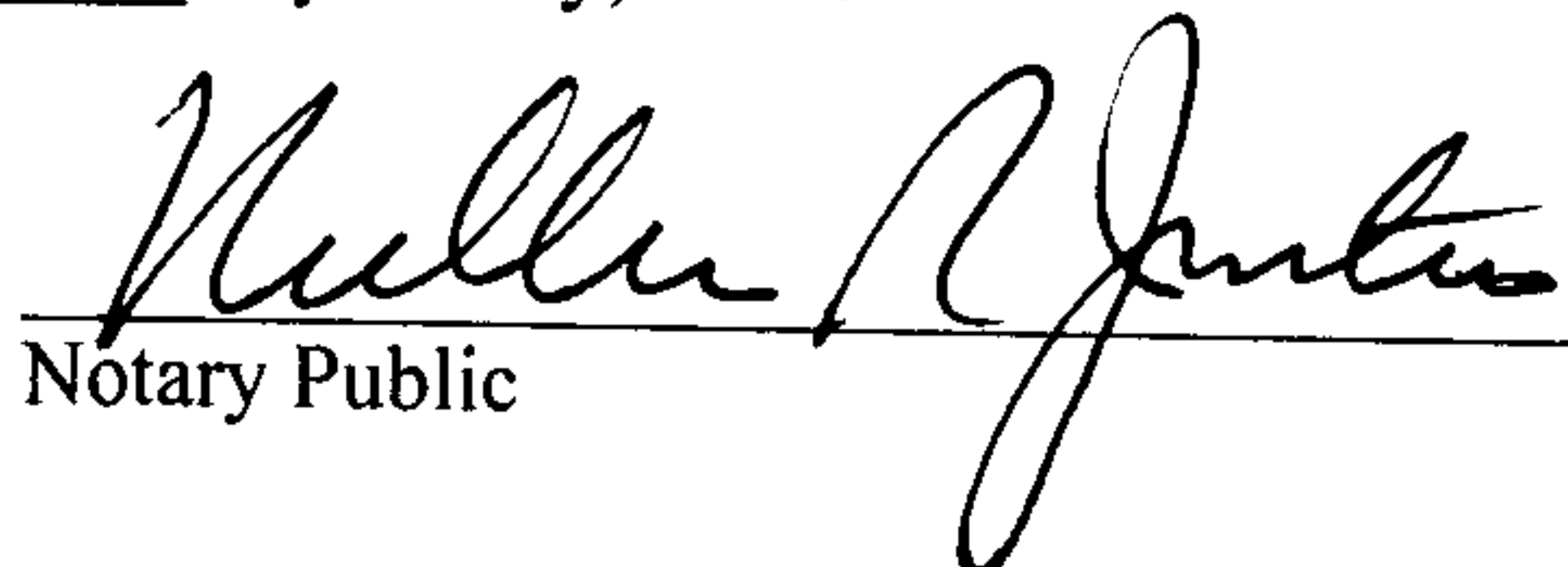

John H. Kirkpatrick, Jr.

Lori A. Kirkpatrick

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that John H. Kirkpatrick, Jr. and Lori A. Kirkpatrick, 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 13th day of July, 2012.

My commission expires: 9/12/15


Notary Public


20120713000252290 1/1 \$55.50
Shelby Cnty Judge of Probate, AL
07/13/2012 03:32:28 PM FILED/CERT

Shelby County, AL 07/13/2012
State of Alabama
Deed Tax: \$43.50

