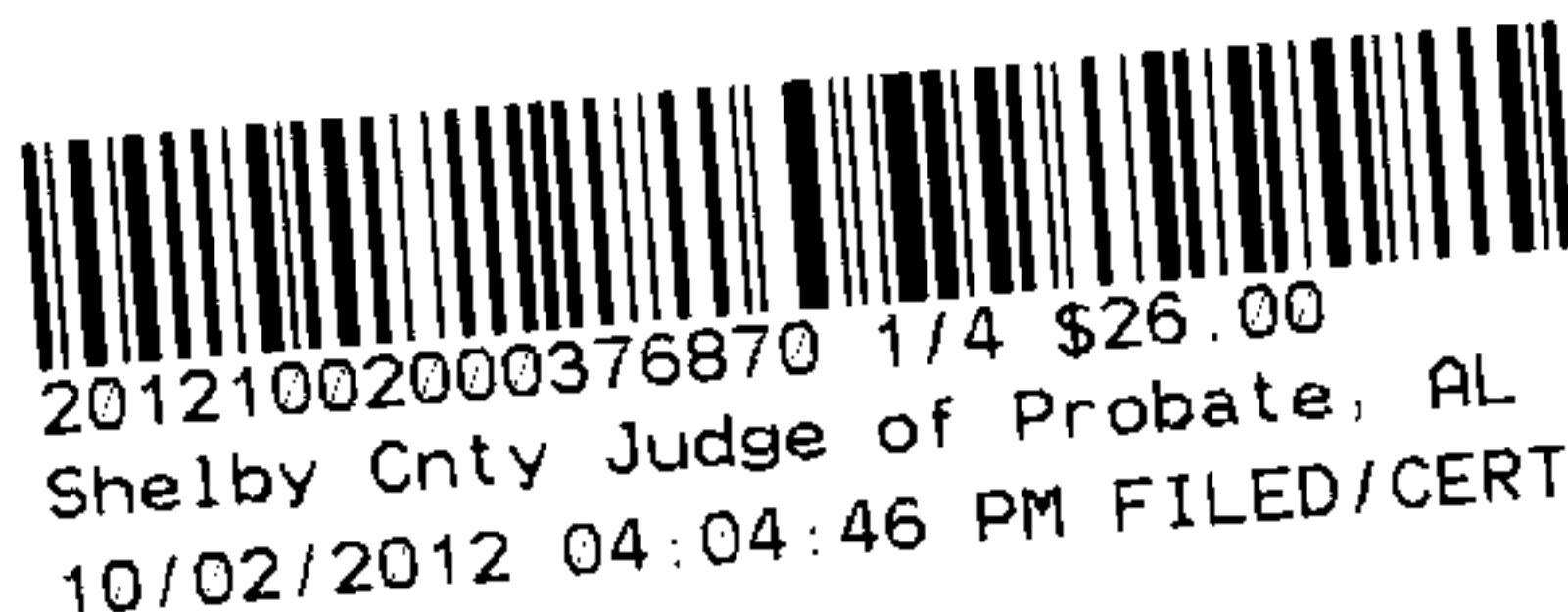


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
T Jason & Lindsey Kenwright
1061 Belvedere Cove
B'ham, AL 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Sixty Five Thousand Dollars and zero cent (**\$265,000.00**), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Justin J. Brennan and wife, Laurie Brennan**, grant, bargain, sell and convey unto **Jason Kenwright and Lindsey A. Kenwright**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 16A, according to the Resurvey Number 1 of Belvedere Cove, as recorded in Map Book 37,
Page 86, in the Probate Office of Shelby County, Alabama..

Situated in Shelby County, Alabama.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

(\$260,200.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

(\$0.00) of the aforementioned was paid by second mortgage filed 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of Sept, 2012.

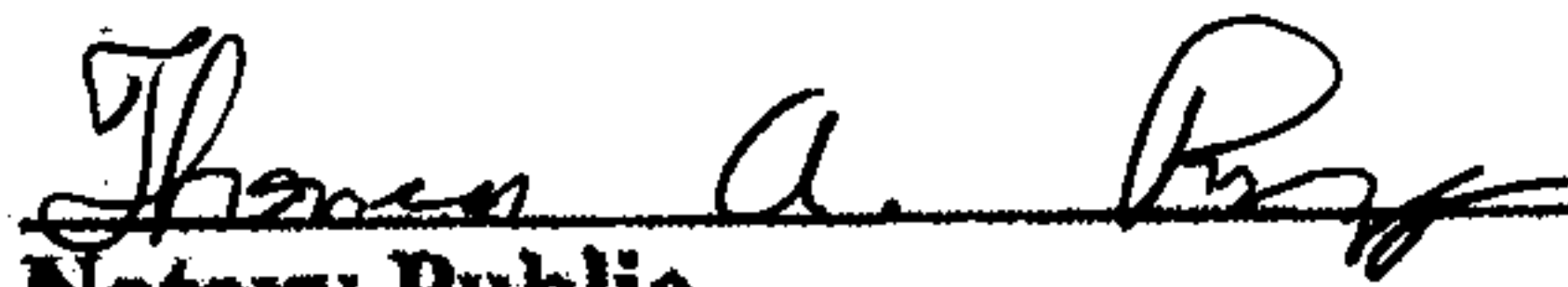

Justin J. Brennan


Laurie Brennan

STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Justin J. brennan, 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of JULY 2012.

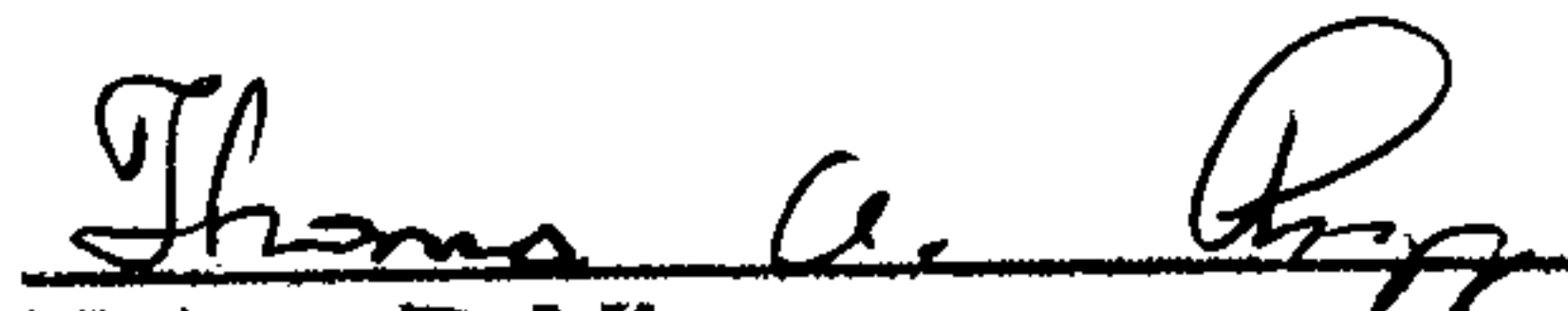

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 9, 2015

STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Laurie brennan, 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of JULY 2012.


Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 9, 2015


20121002000376870 2/4 \$26.00
Shelby Cnty Judge of Probate, AL
10/02/2012 04:04:46 PM FILED/CERT

EXHIBIT "A"

-----LEGAL DESCRIPTION-----

Lot 16A, according to the Resurvey Number 1 of Belvedere Cove, as recorded in Map Book 37, Page 86, in the Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.



20121002000376870 3/4 \$26.00
Shelby Cnty Judge of Probate, AL
10/02/2012 04:04:46 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Justin Brennen
Mailing Address 1061 Belvedere Cove
Bham AL 35242

Grantee's Name Jason Kenwright
Mailing Address 924 Haddington Dale
Peiham AL 35124

Property Address 1061 Belvedere Cove
Birmingham AL
35242

Date of Sale 9-27-12
Total Purchase Price \$ 265,000.00
Or
Actual Value \$ _____
Or
Assessors Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date 9-27-12

☐ Unattested _____
(verified by)

Print Jason Kenwright
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

20121002000376870 4/4 \$26.00
Shelby Cnty Judge of Probate, AL
10/02/2012 04:04:46 PM FILED/CERT

Shelby County, AL 10/02/2012
State of Alabama
Deed Tax: \$5.00