

Send tax notice to: Brian L. Patton, Jr. 2237 Hearthwood Circle, Birmingham, AL 35242

This instrument was prepared by Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham, 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 thirty-four thousand and no/100 (\$234,000.00 Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Edward J. Kiep, a married man and Joyce L. Kiep, an unmarried woman, whose mailing addresses are: 1448 40th Ave., Vero Beach, Fl. 32960 &

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Brian L. Patton, Jr. and Givonne Elena Halbert-Patton, whose mailing address is:
2237 Hearthwood Circle, Birmingham, AL 35242**

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 14, according to the Survey of Hearthwood, as recorded in Map Book 16, Page 27, in the Office of the Judge of Probate of **Shelby** County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

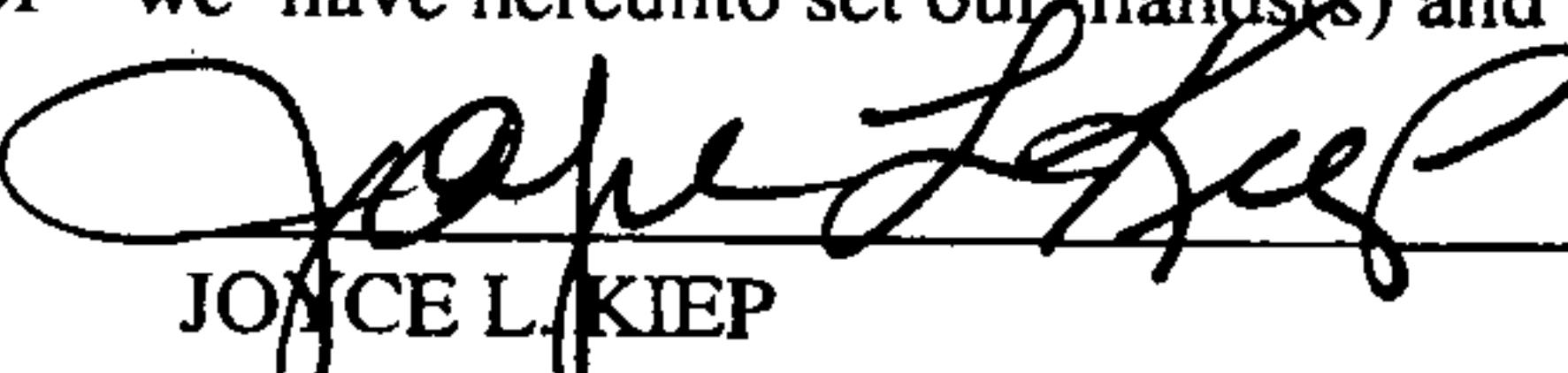
\$225,810.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Edward J. Kiep is a married man, however, the property described herein is not the homestead of the Grantor or his spouse.

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 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

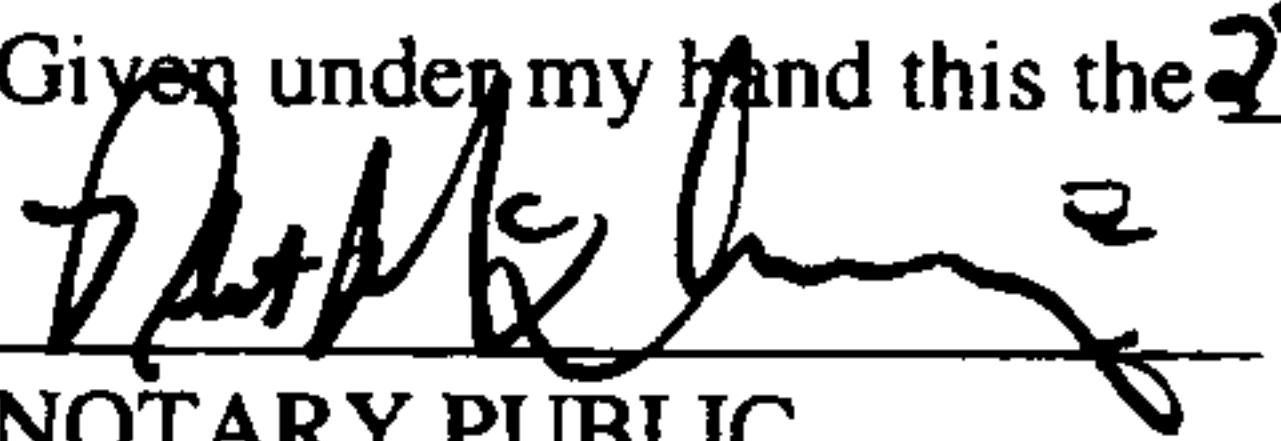
IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 2nd day of January, 2013

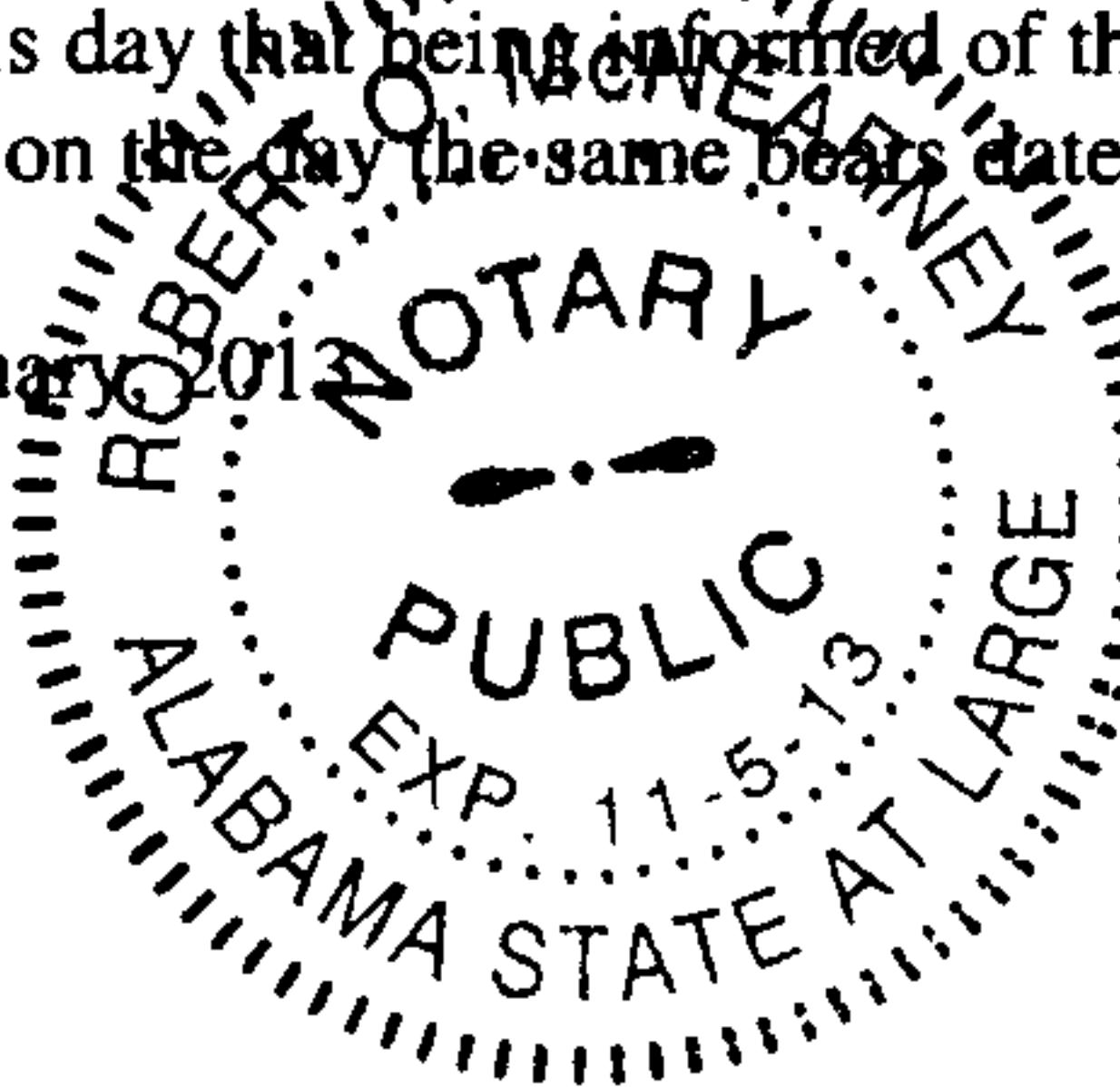

JOYCE L. KIEP (Seal)

Edward J. Kiep ^{by and through his}
EDWARD J. KIEP BY AND THROUGH HIS AGENT
ANN LLOYD ^(Seal) *agent Ann Lloyd*

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Joyce L. Kiep, an unmarried woman, 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 this the 2nd day of January 2013

NOTARY PUBLIC
My commission expires: 11/13/2013



State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Ann Lloyd under Specific Durable Power of Attorney for Edward J. Kiep, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, she in her capacity as such Agent under Specific Durable Power of Attorney for Edward J. Kiep has executed the same voluntarily on the day the same bears date.

Given under my hand this the ___ day of January, 2013.

NOTARY PUBLIC
My commission expires:



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Shelby Cnty Judge of Probate, AL
01/10/2013 01:35:57 PM FILED/CERT