

This instrument was prepared by:
J. Timothy Smith, Attorney-at-Law
3225 Lorna Road
Hoover, Alabama 35216

Send tax notice to:
Jo Ann H. Kinney (Co-Grantee)
119 Holland Trail
Pelham, AL 35124

STATE OF ALABAMA §
SHELBY COUNTY §

QUITCLAIM DEED (Survivorship)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantors in hand paid by the grantee herein, the receipt of whereof is acknowledged, I, JO ANN H. KINNEY (hereinafter referred to as Grantor), an unmarried person, do grant, bargain, sell, and convey unto JO ANN H. KINNEY (who is an unmarried person) and MARK C. KINNEY (who is a married person) (hereinafter jointly referred to as Grantees), for and during their joint lives with remainder upon the death of either of them, to the survivors of them in fee simple, together with any contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 64, according to the Final Plat of Holland Lakes, Sector One as recorded in Map Book 34 Page 85, in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Declaration of Covenants, Conditions, and Restrictions (the "Declaration") executed by Holland Lakes, Inc. (the previous grantor/owner) and filed for record as Instrument No. 2005046000199570 in the Probate Office of Shelby County, Alabama. Subject to: (1) Ad valorem taxes due and payable for the current year and all subsequent years thereafter; (2) Mineral and mining rights not owned by Grantor; (3) The easements, restrictions, assessments, covenants, agreements and all other terms and provisions of the Declaration and in Map Book 34 page 85 in the Probate Office of Shelby County, Alabama; (4) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

MAYNARD C. KINNEY, who jointly owned this real property with JO ANN H. KINNEY with right of survivorship, predeceased JO ANN H. KINNEY. A copy of MAYNARD C. KINNEY'S death certificate is attached hereto.

This conveyance is done between family members; therefore, no title search or examination has been performed.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever. And I do for myself and for my heirs, executors, and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, their heirs, executors, and assigns forever, against the lawful claims of all persons.

Preparer of this instrument makes no representation as to the validity of the title contained herein. This instrument was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

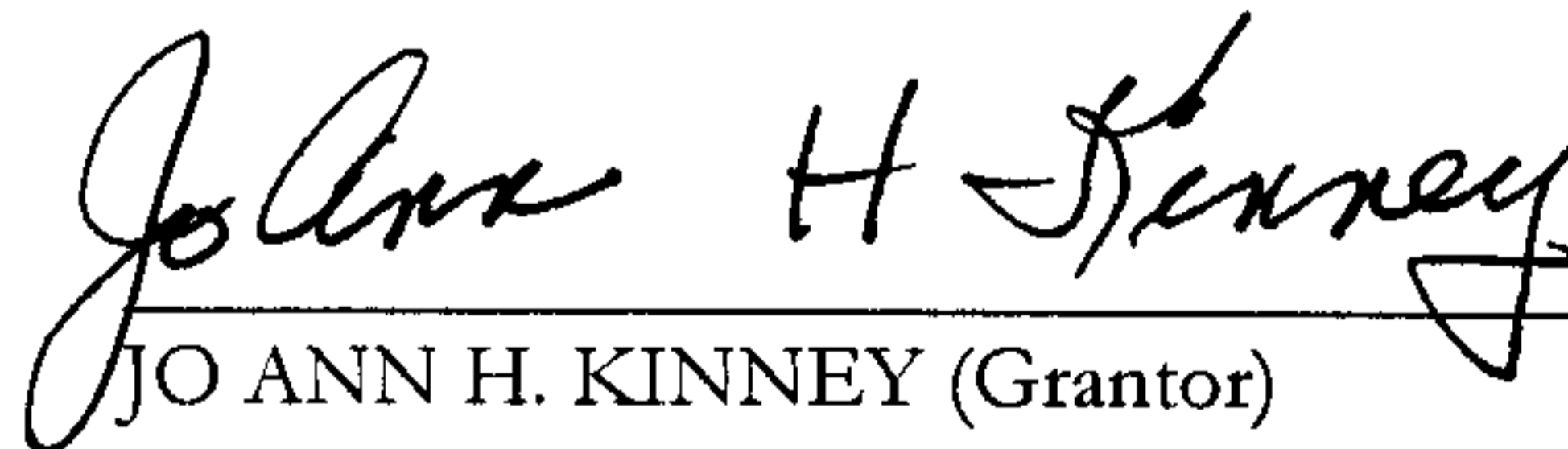
Physical Address of Property: 119 Holland Trail,
Pelham, AL 35124
Grantees' Names/Addresses: Jo Ann H. Kinney, 119
Holland Trail, Pelham, AL 35124, and Mark C. Kinney,
2069 Arbor Hill Pkwy., Hoover, AL 35244

Grantor's Name/Address: Jo Ann H. Kinney
119 Holland Trail, Pelham, AL 35124
Actual Market Value of Property: \$132,600.00 (as per
Shelby County Property Tax Notice attached hereto)

1/2 value = 66,300.

IN WITNESS WHEREOF, I have hereto set my hand and seal this the 24th day of January, 2013.

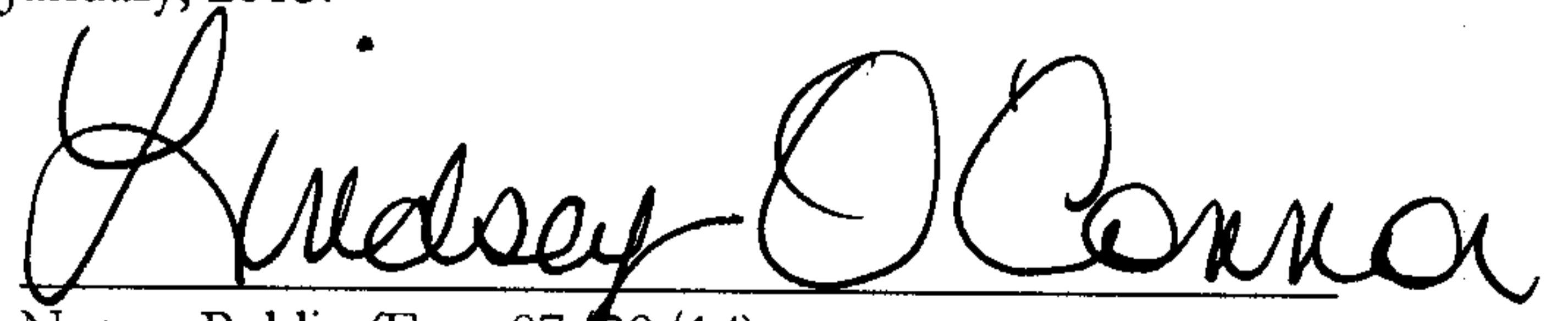
Shelby County, AL 02/07/2013
State of Alabama
Deed Tax: \$66.50


JO ANN H. KINNEY (Grantor)

STATE OF ALABAMA §
SHELBY COUNTY §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JO ANN H. KINNEY, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of January, 2013.


Notary Public (Exp. 07/28/14)



20130207000055900 1/1 \$78.50
Shelby Cnty Judge of Probate, AL
02/07/2013 02:09:40 PM FILED/CERT