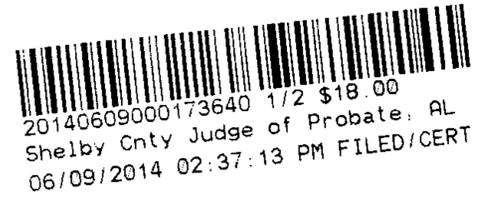


This instrument prepared by:
David Ovson
2807 Cahaba Road
Birmingham, AL 35223

SEND TAX NOTICE TO:
Katie L. Penn
276 Narrows Reach
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Twenty-Seven Thousand And No/100 Dollars (\$127,000.00) in hand paid by Katie L. Penn (hereinafter referred to as "GRANTEES") to Marcus Kennedy, an unmarried man (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES, the following described real estate in **Shelby County, Alabama**, to wit:

Lot 70, according to the Amended Plat of Final Record of Narrows Reach, as recorded in Map Book 27, pages 11A & 11B, in the Probate Office of Shelby County, Alabama: being situated in Shelby County, Alabama.

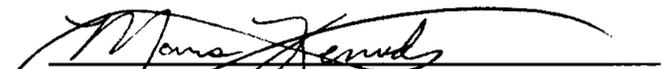
Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. # 2000-9755, as amended by Inst. #2000-17136 and Inst. #2000-36696, and inst. # 2001-38328, all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the Declaration").

One Hundred Twenty-Nine Thousand Five Hundred Forty And No/100 Dollars (\$129,540.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

TO HAVE AND TO HOLD, to the said **GRANTEES** their heirs, personal representatives, transferees and assigns, forever, provided however, that **GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

IN WITNESS WHEREOF, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this June 5, 2014.

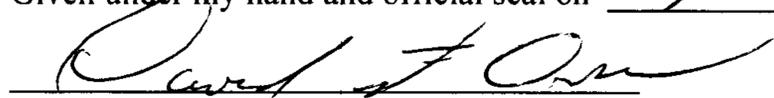


Marcus Kennedy

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Marcus Kennedy** 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 on 5th day of **June, 2014**.



Notary Public
My Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name Marcus Kennedy
Mailing Address 276 Narrows Reach
Birmingham, AL 35242

Grantee's Name Katie L. Penn
Mailing Address 433 Eaton Road
Birmingham, AL 35242

Property Address 276 Narrows Reach
Birmingham, AL 35242

Date of Sale June 5, 2014
Total Purchase Price \$127,000.00
or
Actual Value \$ _____
or
Assessor's 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 Appraisal
 Sales Contract Other: _____
 Closing Statement

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 - Marcus Kennedy, 276 Narrows Reach, Birmingham, AL 35242.

Grantee's name and mailing address - Katie L. Penn, 433 Eaton Road, Birmingham, AL 35242.

Property address - 276 Narrows Reach, Birmingham, AL 35242

Date of Sale - June 5, 2014.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

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 evidenced 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 estimate of 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 & 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 & 40-22-1 (h).

Date: June 5, 2014

Sign 
Agent

