

Send tax notice to: Kevin Habner, 133 Grey Oaks Court, Pelham, Al. 35124

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 **Three hundred four thousand and no/100 (\$304,000.00) 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

John S. Kelly, Jr., an unmarried man, whose mailing address
is: 310 Boone Ave, Kingsland, GA 31548

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

Kevin R. Habner and Danyal Habner whose mailing address is: 133 Grey Oaks Court, Pelham, Al. 35124

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 133 Grey Oaks Court, Pelham, Al. 35124 to-wit:

Lot 122, according to the Final Plat of Grey Oaks Sector 1, as recorded in Map Book 38, Page 148 in the Office of the Judge of Probate of Shelby County, Alabama.

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


\$275,793.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed 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 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 15th day of January, 2015.

Shelby County, AL 02/04/2015
State of Alabama
Deed Tax: \$28.50


20150204000036790 1/2 \$45.50
Shelby Cnty Judge of Probate, AL
02/04/2015 10:12:18 AM FILED/CERT

John S. Kelly, Jr. (SEAL)
JOHN S. KELLY, JR.

_____(SEAL)

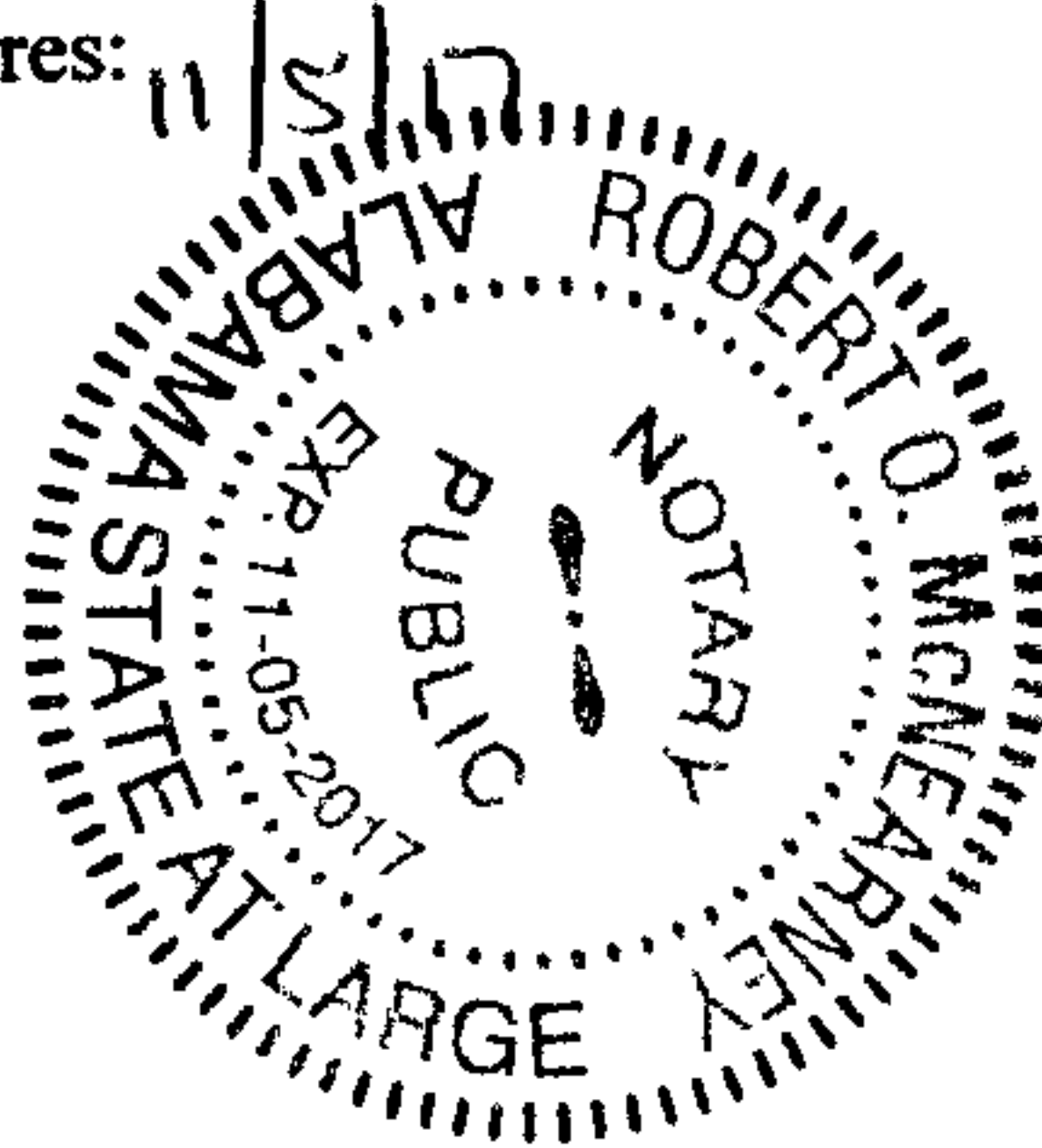
State of ALABAMA
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John S. Kelly, Jr. An unmarried man, whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of January, 2015.

My commission expires: 11/15/17

[Signature]
NOTARY PUBLIC



20150204000036790 2/2 \$45.50
Shelby Cnty Judge of Probate, AL
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