

Send tax notice to: Tucker Malone, 110 Southledge, 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


20150212000045710 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
02/12/2015 08:10:51 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five thousand and no/100 (\$5,000.00) Dollars, the amount of which can be verified by an agreement 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

Caleb Kennedy and his wife Erica Kennedy whose mailing address
is: 104 Southledge, Birmingham, Al. 35242

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

Tucker Malone and his wife Julie Malone, whose mailing address is: 110 Southledge, Birmingham Al. 35242

(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: 110 Southledge, Birmingham Al. 35242 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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

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 ____ day of February, 2015.

Shelby County, AL 02/12/2015
State of Alabama
Deed Tax: \$5.00

Caleb Kennedy (SEAL)
CALEB KENNEDY

Erica Kennedy (SEAL)
ERICA KENNEDY

State of ALABAMA
County of SHELBY

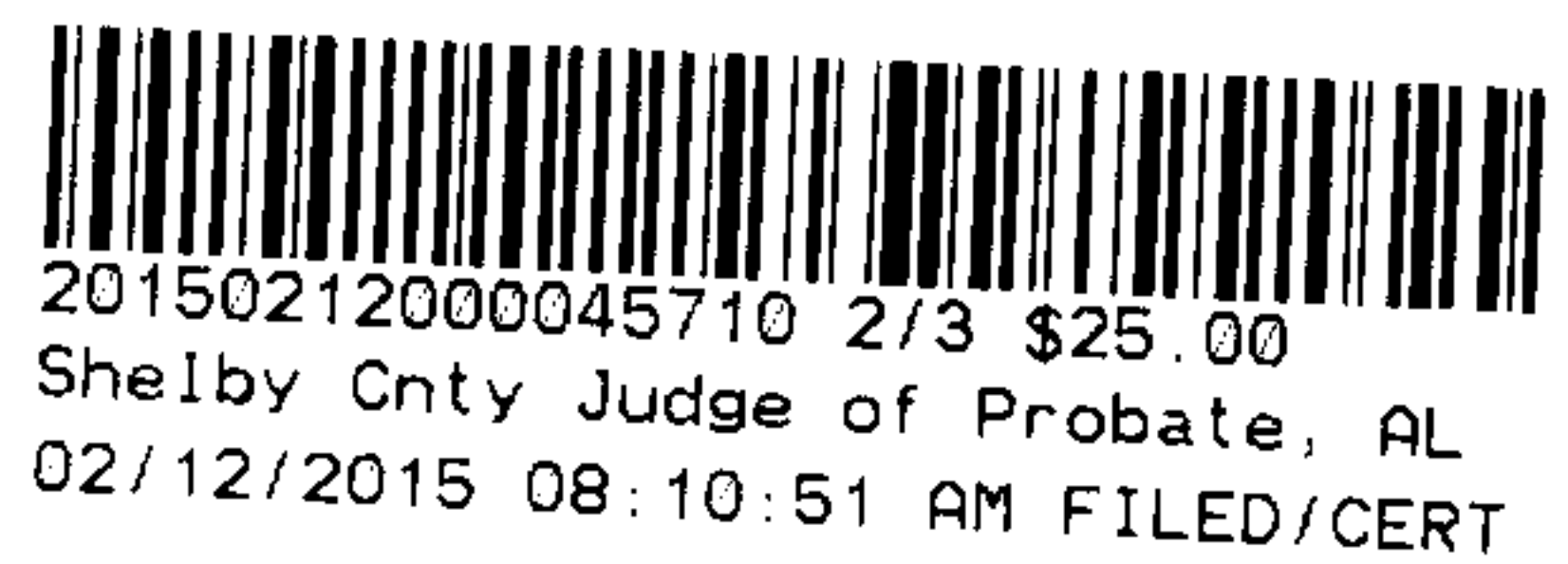
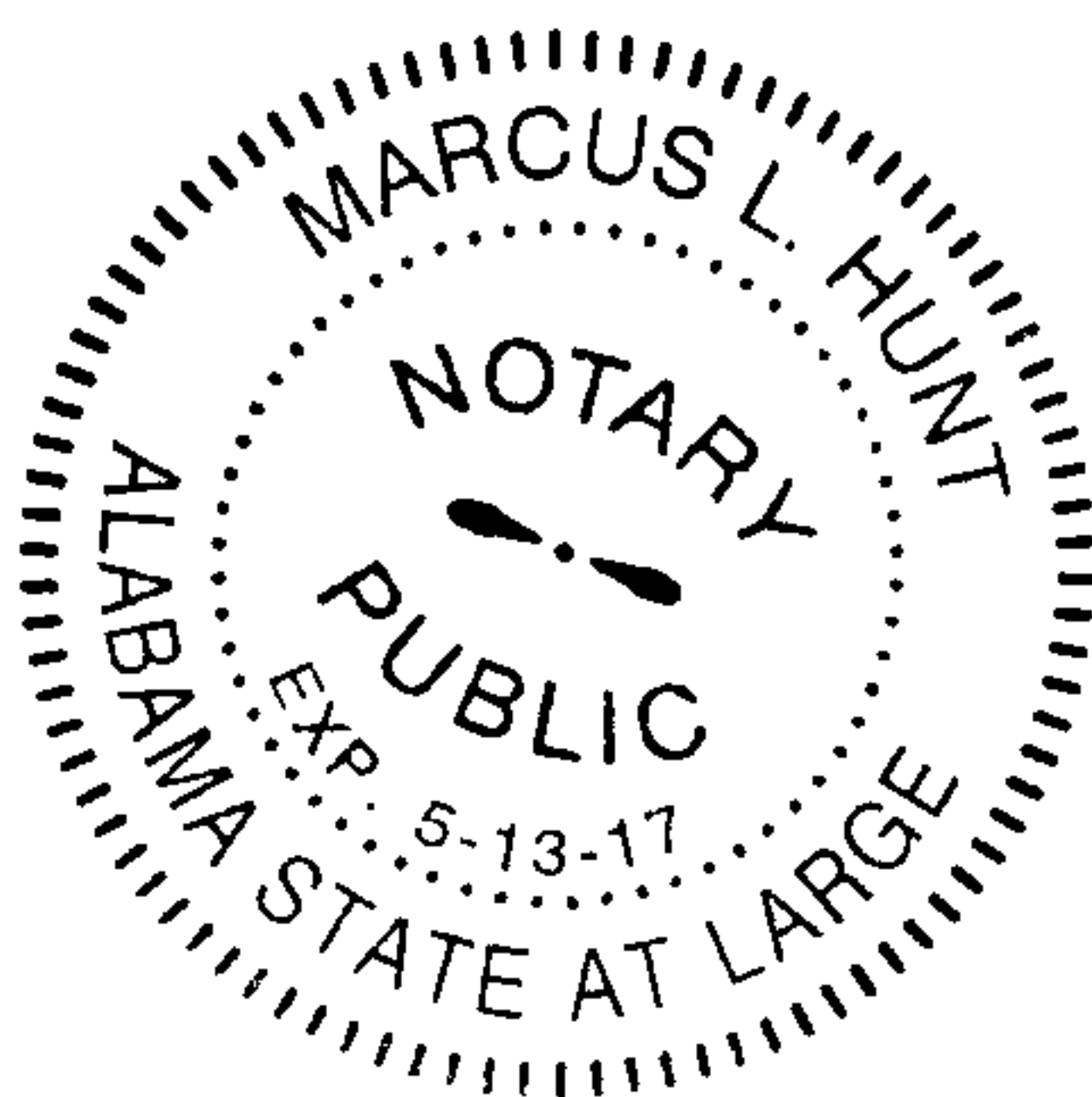
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caleb Kennedy and his wife Erica Kennedy whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the 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 12th day of February, 2015,

My commission expires:

5/13/17

[Signature]
NOTARY PUBLIC



NON EXCLUSIVE DRAINAGE EASEMENT

COMMENCE AT THE SOUTHERNMOST CORNER OF LOT 1843 ACCORDING TO THE MAP OF HIGHLAND LAKES 18TH SECTOR AS RECORDED IN MAP BOOK 26 PAGE 130 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHLAND LAKES DRIVE; THENCE RUN NORTH 41 DEGREE 35 MINUTES 22 SECONDS WEST ALONG THE COMMON BOUNDARY LINE OF SAID LOT 1843 AND OF LOT 1844 ACCORDING TO THE RESURVEY OF LOT 1844 HIGHLAND LAKES AS RECORDED IN MAP BOOK 46 PAGE 2 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA, FOR 177.89 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE , AND ALONG SAID COMMON BOUNDARY LINE FOR 74.70 FEET; THENCE RUN SOUTH 09 DEGREES 46 MINUTES 41 SECONDS WEST FOR 26.40 FEET; THENCE RUN SOUTH 51 DEGREES 26 MINUTES 19 SECONDS EAST FOR 33.46 FEET; THENCE RUN SOUTH 64 DEGREES 48 MINUTES 00 SECONDS EAST FOR 15.87 FEET; THENCE RUN SOUTH 80 DEGREES 38 MINUTES 20 SECONDS EAST FOR 13.73 FEET TO THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN.

SAID PARCEL CONTAINING 973 SQUARE FEET.


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