

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Hunter A. Bailey
113 Silverleaf Drive
Pelham, AL 35124
(Also Property address)

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 Fifty Thousand Nine Hundred and No/100----- (\$250,900.00).
As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I

Curtin Q. Kennedy, a single man
Jane M. Kennedy, a single woman
(Whose address is 2812 Berkeley Dr. Bham, AL
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto 35242

Hunter A. Bailey and Melissa G. Bailey
(Whose address is the property address)
(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 56, according to the Survey of Silverleaf, Phase 1, as recorded in Map Book 24, Page 16, in the
Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

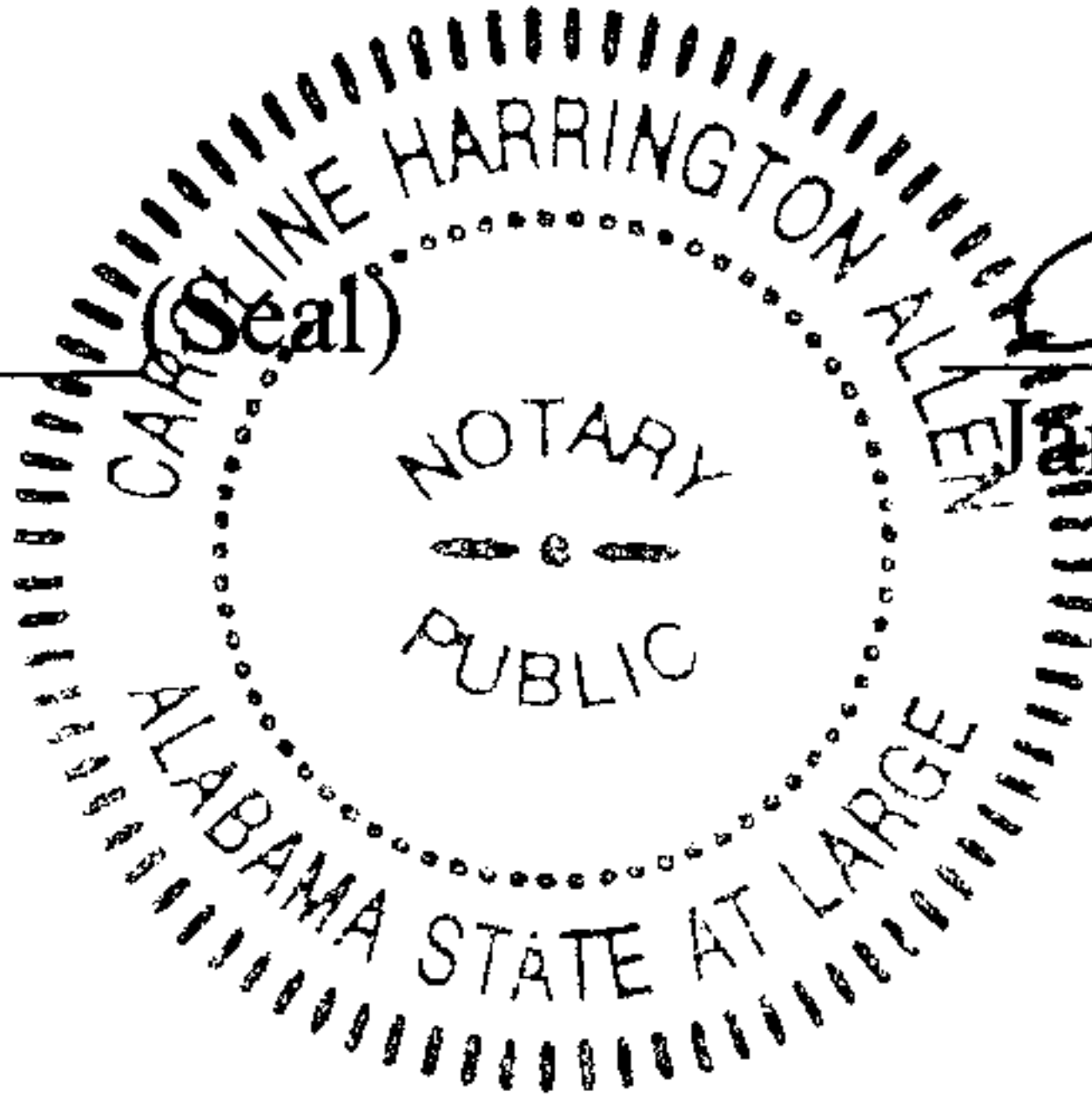
\$246,355.00 on the purchase price recited above was paid off from a mortgage loan closed
simultaneously herewith.

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 the 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, I/we have hereunto set my/our hand(s) and seal(s), this 26th
day of March, 2015.

Curtin Q. Kennedy
Curtin Q. Kennedy



Jane M. Kennedy
Jane M. Kennedy

STATE OF Alabama
COUNTY OF Jefferson

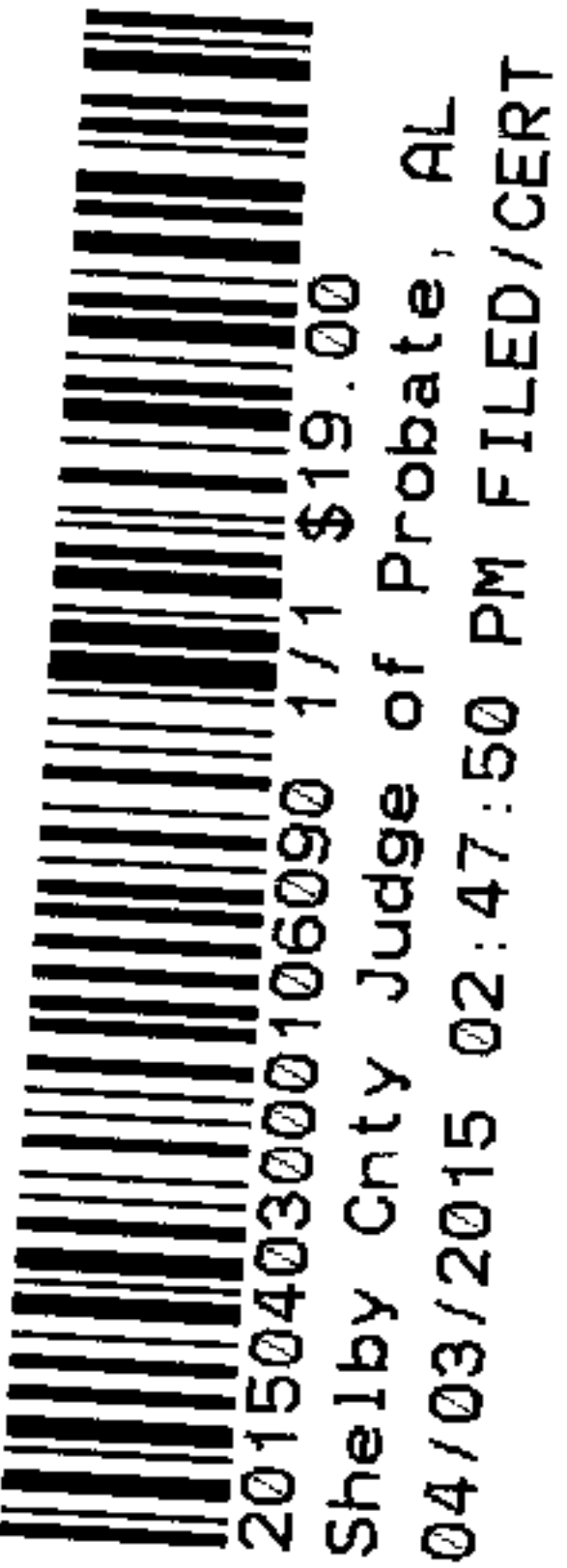
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Curtin Q. Kennedy and Jane M. 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, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March, A.D., 2015.

My Commission Expires: 9/22/17

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen



Shelby County, AL 04/03/2015
State of Alabama
Deed Tax: \$5.00