

Send tax notice to: James Franklin Kuhn, III, 87 Hawthorn St., Birmingham Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.  
35243

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 sixty-nine thousand nine hundred and no/100 (\$369,900.00) 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,

**Christopher Lipski and his wife Tammy L. Martin, whose mailing address is:**

87 Hawthorn St. ; Birmingham, AL 35242  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James Franklin Kuhn, III and Claire Ann Kuhn, **whose mailing address is:**

65 Dalton Drive ; Santa Rosa Beach, FL 32459

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, the address of which is: 87 Hawthorn St., Birmingham, Al. 35242 to-wit:

Lot 9-09, Block 9, according to the Map of Mt. Laurel, Phase 1A, as recorded in Map Book 27, Page 72 A&B in the Office of the Judge of Probate of Shelby County, Alabama.

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 18<sup>th</sup> day of December, 2015.

*Christopher Lipski by & through his agent Della Pender* (Seal)  
CHRISTOPHER LIPSKI BY & THROUGH HIS AGENT DELLA PENDER  
*Tammy L. Martin by & through her agent Della Pender* (Seal)  
TAMMY L. MARTIN BY & THROUGH HER AGENT DELLA PENDER

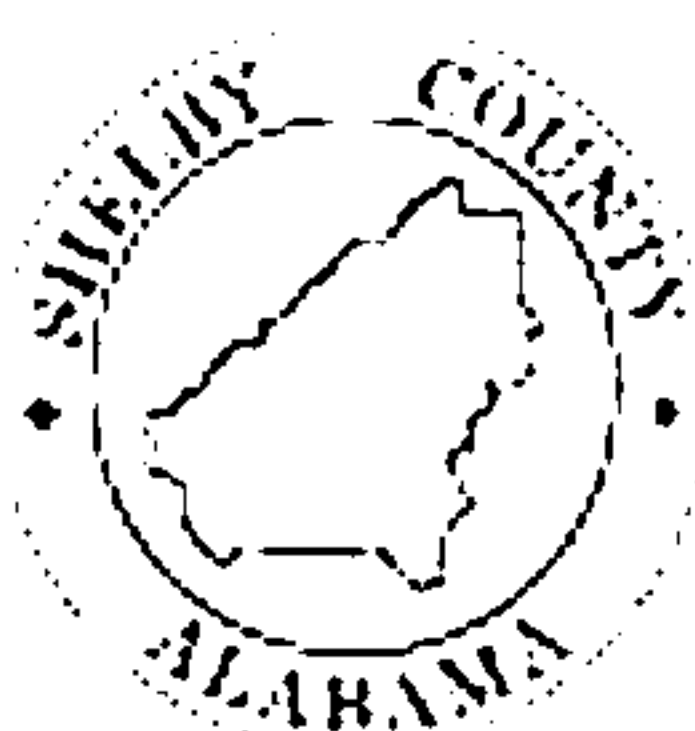
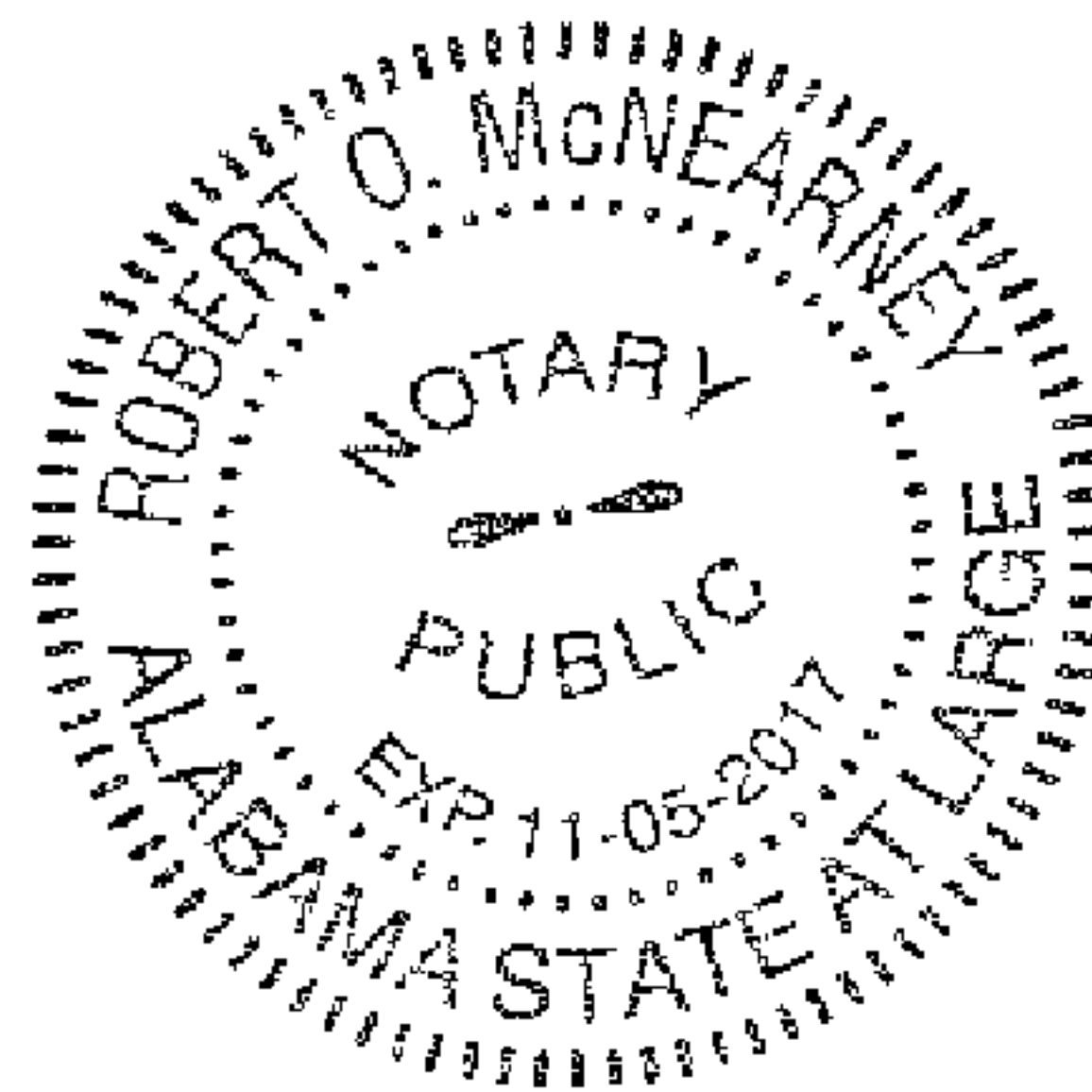
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Della Pender under Specific Durable Power of Attorney for Christopher Lipski and his wife Tammy L. Martin, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, she in her capacity as such Agent under Specific Durable Power of Attorney for Christopher Lipski & Tammy L. Martin has executed the same voluntarily on the day the same bears date.

Given under my hand this the 18<sup>th</sup> day of December, 2015.

*[Signature]*  
NOTARY PUBLIC

My commission expires: 11/5/17



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/28/2015 10:24:17 AM  
\$387.00 JESSICA  
20151228000438640

*[Signature]*