

This instrument was prepared by:

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20160112000011860  
01/12/2016 03:41:16 PM  
DEEDS 1/2

Send Tax Notice To:

1812 Mountain Laurel Ln  
Hoover, AL 35244

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA )

) KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

That in consideration of \$160,000.00, 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 Cynthia Taylor formerly known as Cynthia Carson, a single person, whose mailing address is

6024 Mount Olive Rd. Gardendale, AL 35071

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William Kinnebrew, Jr. and Laurie Kinnebrew, whose mailing address is

1812 Mountain Laurel Ln Hoover, AL 35244

(herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 1812 Mountain Laurel Lane, Hoover, AL 35244; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note: \$157,102.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 7th day of January, 2016.

Cynthia Taylor f/k/a Cynthia Carson

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Cynthia Taylor formerly known as Cynthia Carson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, She executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 7th day of January, 2016.

Notary Public

Commission Expires: 10/31/2016

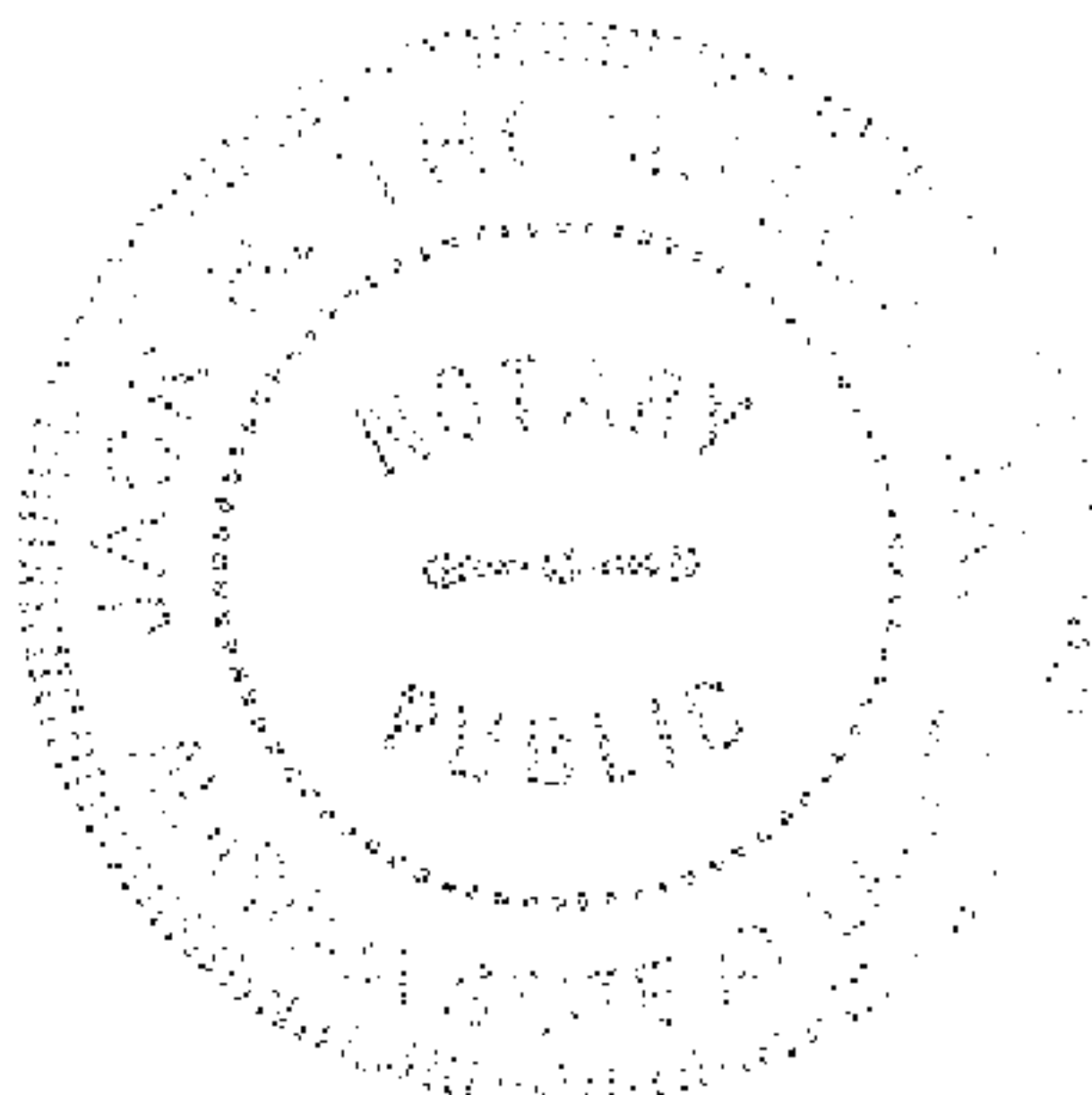


EXHIBIT "A"  
Legal Description

Lot 67, according to the Survey of Davenport's Addition to Riverchase West Sector 3, as recorded in Map Book 8, Page 53 A, B & C, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/12/2016 03:41:16 PM  
\$20.00 CHERRY  
20160112000011860

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.