

Send tax notice to: Katherine B. Kirkpatrick, 1454 Laurens 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 Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred twenty-nine thousand nine hundred and no/100 (\$329,900.00) 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,

Jeffrey S. Stephens and his wife Ashley N. Stephens, whose mailing address is:

3677 Americus Dr. Thompson's Station, TN 37179 and

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Katherine B. Kirkpatrick and Stephen L. Kirkpatrick
whose mailing address is: 1454 Laurens St., Birmingham, Al. 35242

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, whose mailing address is: 1454 Laurens St., Birmingham, Al. 35242 to-wit:

Lot 24A, according to a Resurvey of Beaumont, Phase 5, a Resurvey of Lots 1-31 as recorded in Map Book 40, page 5 in the Probate Office of Shelby County, Alabama.

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

\$263,900.00 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 6 day of October, 2017.

Ashley N. Stephens by & through her agent Jeffrey S. Stephens
ASHLEY N. STEPHENS, BY & THROUGH HER AGENT
JEFFREY S. STEPHENS

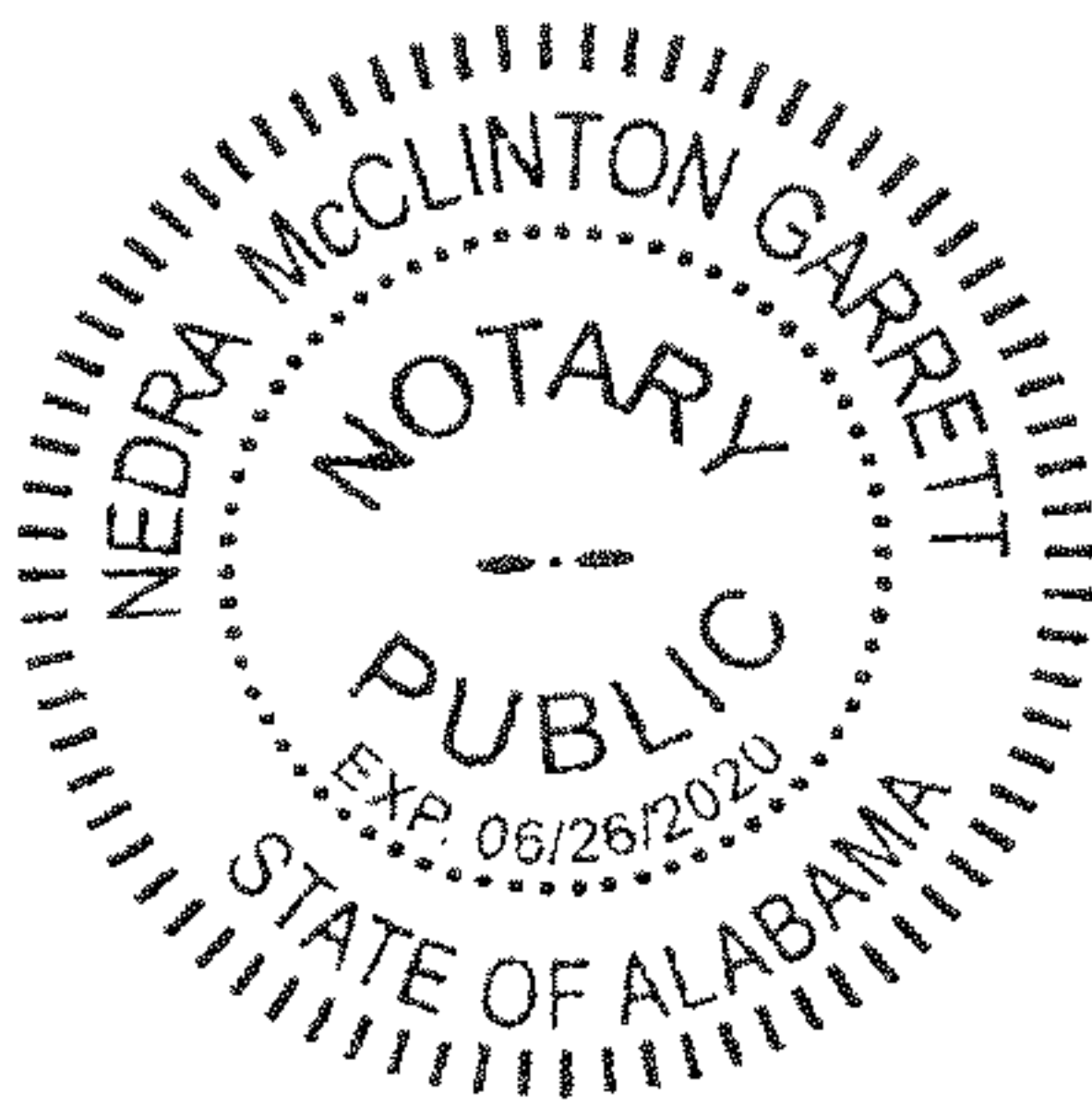
Jeffrey S. Stephens (Seal)
JEFFREY S. STEPHENS

State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Jeffrey S. Stephens, a married man, whose name 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 she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 6 day of October, 2017

Nedra McClinton Garrett
NOTARY PUBLIC
My commission expires: 6/26/20

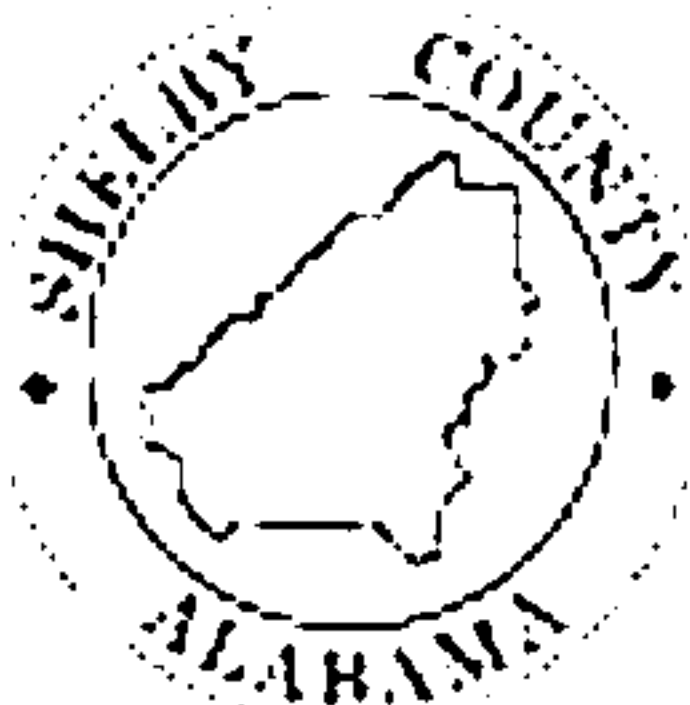
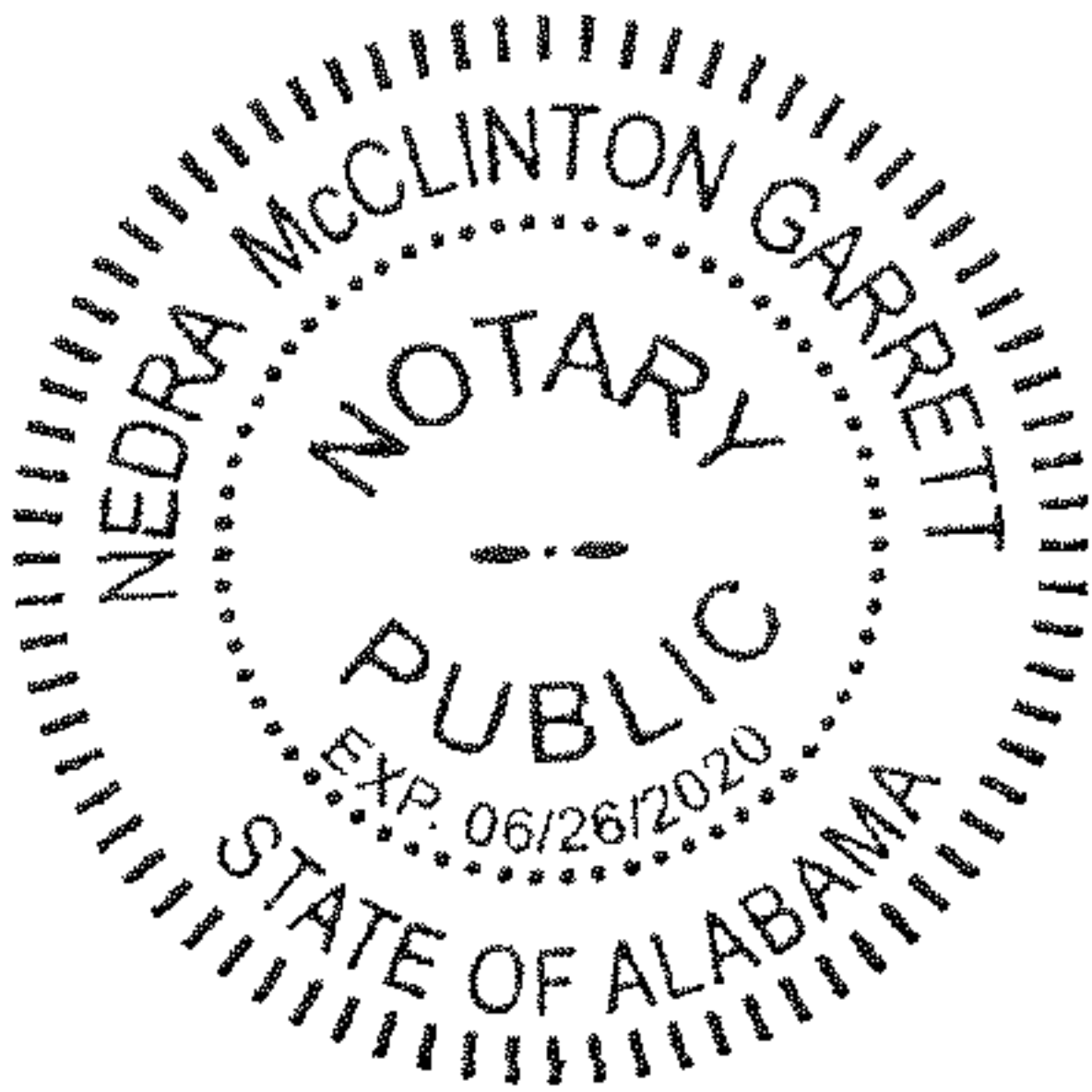


State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Jeffrey S. Stephens as Agent under Specific Durable Power of Attorney for Ashley N. Stephens, a married woman 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, he in his capacity as such Agent under Specific Durable Power of Attorney for Ashley N. Stephens has executed the same voluntarily on the day the same bears date.

Given under my hand this the 6 day of October, 2017.

Nedra McClinton Garrett
NOTARY PUBLIC
My commission expires: 6/26/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/09/2017 10:58:54 AM
\$84.00 CHERRY
20171009000366350

James W. Fuhrmeister