

Send tax notice to:  
JEFFERY JANEWAY  
3113 MEMORY BROOK CIRCLE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2019007

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Seven Thousand and 00/100 Dollars (\$327,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **WAYNE R. KENNEDY and KAREN NORMAN KENNEDY, husband and wife**, whose mailing address is: 1846 Kirkman Circle, Birmingham AL 35242 (hereinafter referred to as "Grantors") by **JEFFERY JANEWAY and JENNIE JACKSON** whose property address is: **3113 MEMORY BROOK CIRCLE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 6, according to the Amended Map of Hickory Ridge, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:



1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Notice to the insured is hereby given that the recorded subdivision map, as recorded in Map Book 11, Page 79, contains on the face of same a statement pertaining to natural lime sinks.
5. Restrictions appearing of record in Real 153, Page 992 and Amendment recorded in Real 262, Page 764 and Restated in Real 262, Page 766.
6. Transmission line permits to Alabama Power Company as recorded in Deed Book 139, Page 140.
7. Release of damages as shown in deed recorded in Real 108, Page 150.
8. Easement to The Water Works and Sewer Board of the City of Birmingham as recorded in Real 144, Page 878.
9. Agreement with Alabama Power Company as recorded in Real 158, Page 720.
10. Easement to Alabama Power Company as recorded in Real 158, Page 723.
11. Permit to Alabama Power Company as recorded in Real 167, Page 406.

**\$182,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

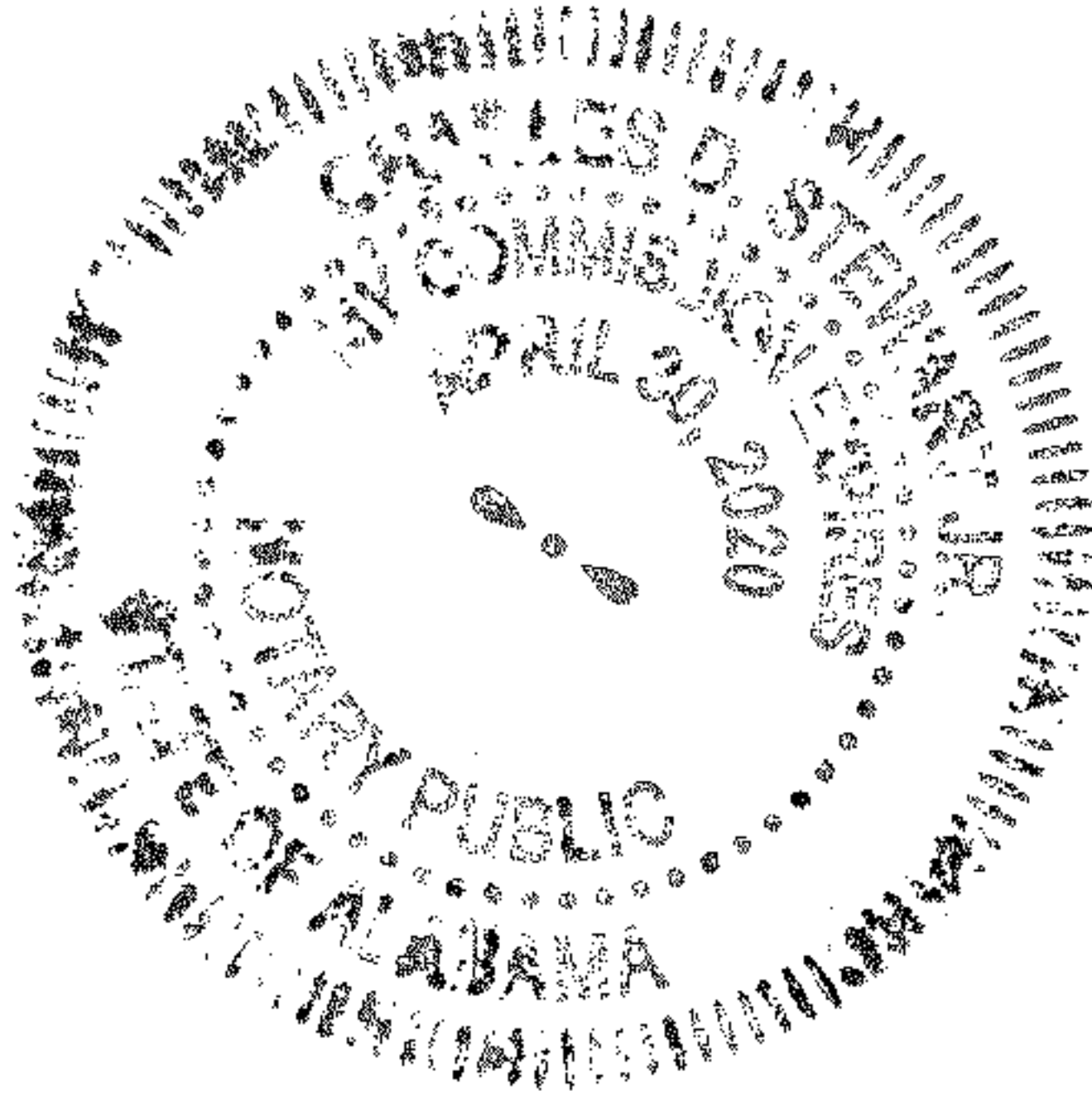
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 11<sup>th</sup> day of January, 2019.


  
WAYNE R. KENNEDY  
  
KAREN NORMAN KENNEDY

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WAYNE R. KENNEDY and KAREN NORMAN KENNEDY whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of January, 2019.



  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/14/2019 02:45:47 PM  
\$162.50 CHERRY  
20190114000014930

*Allie S. Boyd*