This instrument was prepared by:

Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:

Whitney Torbert Kennedy and Morgan B. Kennedy 4212 Emerson Ln Hoover, AL 35244

## STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of FOUR HUNDRED FIFTY SEVEN THOUSAND ONE HUNDRED SIXTY THREE AND 00/100 DOLLARS (\$457,163.00) to the undersigned grantor, Flemming Partners, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Whitney Torbert Kennedy and Morgan B. Kennedy, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2072, according to the Survey of Flemming Farms Phase 1B, as recorded in Map Book 51, Page 99 in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$434,144.00 of the purchase price recited above has been paid from the proceeds of 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 the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

## 20201201000545900 12/01/2020 07:58:01 AM DEEDS 2/3

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, SB Holding Corp., by its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the <u>25th</u> of <u>November</u>, <u>2020</u>.

FLEMMING PARTNERS, L	LC		
ts: AUTHORIZED REPRESE	NTATIVE		
STATE OF ALABAMA	)		
COUNTY OF JEFFERSON	)		
I, the undersigned, a No.  I. DARYL SPEARS, whose Corporation, Managing Memb Company, is signed to the foreglay that, being informed of the act of said limited liability company.	name as Authorized Refer of FLEMMING Pagoing conveyance and who contents of the conveyance	epresentative of SARTNERS, LLC, no is known to me, nce, he executed the	an Alabama Limited Liabil acknowledged before me on the contraction of
Given under my hand a	and official seal this 25	th of Novem	ber
Notary Public	2///	7	

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Mailing Address	Flemming Partners  3545 Market Street  Hoover, AL 35226	Grantee's Name Mailing Address	Whitney Torbert Kennedy and Morgan  B. Kennedy
	4212 Emerson Ln Hoover, AL 35244	Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$
The purchase	orice or actual value claimed lecordation of documentary	d on this form can be verified in the evidence is not required)	following documentary evidence:
Bill of Sales C		Appraisal Other:	
Closing	Statement		
If the conveya	ince document presented for his form is not required.	recordation contains all of the requ	uired information referenced above,
and their curr	ent mailing address.		ons conveying interest to property
Grantee's nan being convey	ne and mailing address - pro ed.		sons to whom interest to property is
Property adda which interes	ress - the physical address of the property was convey	yea.	vailable. Date of Sale - the date on
Total purchase conveyed by	se price - the total amount pa the instrument offered for r	aid for the purchase of the property ecord.	
Actual value conveyed by appraiser or	<ul> <li>if the property is not being the instrument offered for r the assessor's current market</li> </ul>	g sold, the true value of the property ecord. This may be evidenced by a t value.	ir appruisur collider
If no proof is current use valuing prop	s provided and the value muzaluation, of the property as erty for property tax purpos 55 § 40-22-1 (h).	st be determined, the current estimated determined by the local official chases will be used and the taxpayer wi	
accurate I fi	te best of my knowledge and urther understand that any facated in Code of Alabama 1	d belief that the information containalse statements claimed on this form 975 § 40-22-1 (h).	ned in this document is true and n may result in the imposition of the
Date: Nove	mber 25, 2020	Joshua L. Hart	man
Unat	tested(verified by)	Sign (Grantor/G	irantee/ Owner Agent) circle one
Clerk Shelby County 12/01/2020 07:	corded c Records ate, Shelby County Alabama, County y, AL :58:01 AM		Form RT-1
202012010005	<i>(</i> ).		

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