

This instrument was prepared by
J. Dan Taylor/Smyer, White,
Taylor, Evans & Sanders
2025 Fourth Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Banco Mortgage Co.
P. O. Box 1411
Minneapolis, MN 55440

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty Eight Thousand Nine Hundred and 00/100 (\$128,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, J. DENNIS GALLUPS and wife LINDA GALLUPS (herein referred to as grantors) do grant, bargain, sell and convey unto SIDNEY BOREN and JUDY BOREN (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

Lot 10, in Block 3, according to the Amended Survey of Woodford, as recorded in Map Book 8, page 51 A, B, C & D, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions, and right of ways of record.

\$110,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this day of 28th, 1982.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1983 MAR 31 AM 8:53

Deed Tax 18.50
Rec 1.50
1.00
21.00

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

J. Dennis Gallups
J. DENNIS GALLUPS

Linda Gallups
LINDA GALLUPS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that J. DENNIS GALLUPS and wife LINDA GALLUPS whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, 1982.

My Commissions Expires

8/27/86

Smyer, White, Taylor et al

[Signature]
Notary Public

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