

SEND TAX NOTICE TO:

(Name) Gregory V. Silas

(Address) 1109 Ridge Drive
Pelham, AL 35124

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, AL 35216

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Seven Thousand Nine Hundred and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John F. Blair d/b/a Woodcraft and Design Company

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gregory V. Silas and wife, Debbie H. Silas

(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 5, according to the corrected survey of R.O. Ramer's Addition to Little Oak Ridge Estates as recorded in Map Book 11, Page 8, in the Probate Office of Shelby County, Alabama.

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

\$93,000 of the above recited purchase price was paid from the proceeds of a purchase money mortgage recorded simultaneously herewith.

BOOK 220 PAGE 265

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 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, I have hereunto set my hand(s) and seal(s), this 20th

day of December, 19 88.

WITNESS:

1. Wood Tax \$ 5.00
2. Mfg Tax
3. Recording Fee 2.50
4. Indexing Fee 4.00

TOTAL 8.50
STATE OF ALABAMA JUDGE OF PROBATE
Jefferson COUNTY

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John F. Blair d/b/a Woodcraft and Design Company whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, A. D., 19 88

Notary Public.