

This instrument was prepared by

Send Tax Notice To: Tim Small

(Name) Harold H. Goings  
Spain, Gillon, Grooms, Blan & Nettles  
 (Address) 2117 2nd Avenue North  
Birmingham, AL 35203

name 102 Maple Crest Drive  
Birmingham, AL  
 address Alabaster

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-one Thousand and no/100 Dollars (\$21,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
William G. Purnell and wife, Shelia A. Purnell

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

Tim Small and wife, Maureen Small

(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 34 according to the survey of Harvest Ridge, Second Phase,  
 as recorded in Map Book 12, Page 49, in the Probate Office of  
 Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to current taxes, existing easements, restrictions, limitations,  
 if any, of record.

BOOK 278 PAGE 215

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

90 FEB -9 AM 10:02

Thomas P. Sammons, Jr.  
 JUDGE OF PROBATE

1. Deed Tax	\$ 21.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 27.50

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 WE have hereunto set OUR hand(s) and seal(s), this 8th day of February, 1990

WITNESS:

\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)

William G. Purnell  
 William G. Purnell (Seal)

Shelia A. Purnell  
 Shelia A. Purnell (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

the undersigned

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,  
 hereby certify that William G. Purnell and wife, Shelia A. Purnell  
 whose name s 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 8th day of February A. D. 1990

SPAIN, GILLON, GROOMS, BLAN &amp; NETTLES

Notary Public.