

This instrument was prepared by:  
John N. Randolph  
Sirote & Permutt, P. C.  
2222 Arlington Avenue, South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Virginia S. Randolph  
Route 1 Box 837  
Leeds, Al. 35094

1872

STATE OF ALABAMA )  
JEFFERSON COUNTY )

\$100,000 value of  
equity

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Virginia S. Randolph and husband, John N. Randolph (herein referred to as "Grantors"), in hand paid by Virginia S. Randolph and John N. Randolph (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, as tenants in common with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other, and to the heirs and assigns of such survivor in fee simple forever, such tenancy being expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the said Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Hollybrook Lakes, First Sector, as recorded in Map Book 4, page 74 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions set-back lines, right-of-ways, encumbrances, limitations, if any, of record.

The Grantors and Grantees herein are one and the same persons. This conveyance is made to vest title to the above described real estate in the Grantees as tenants in common for life with cross contingent remainders, as aforesaid.

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By the execution and delivery of this Deed, Grantors and Grantees acknowledge that it is not their intention to create a joint tenancy with right of survivorship, but on the contrary, it is their intention to create, and they do hereby create a form of concurrent ownership in property as tenants in common during the respective lives of the Grantees, with cross-contingent remainders in fee to and in favor of the survivor, and to the heirs and assigns of such survivor, which interests so created in the Grantees are indestructible by the act of one of the Grantees.

And the Grantors DO, FOR THEMSELVES AND THEIR HEIRS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, COVENANT WITH THE SAID Grantees that Grantors are lawfully seized of said premises in fee simple; that they are free from all

encumbrances except as hereinabove stated; that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will, and Grantors' successors and assigns shall warrant and defend the same unto the said grantees, their heirs and assigns forever, against the lawful claims of any and all persons.

TO HAVE AND TO HOLD to the said Grantees, as tenants in common and with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other and to the heirs and assigns of such survivor in fee simple forever, such tenancy being expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the Grantees.

24 IN WITNESS WHEREOF, we have hereunto set our hands and seals, this day of April, 1991.

WITNESS:

\_\_\_\_\_  
 \_\_\_\_\_

Virginia S. Randolph  
 Virginia S. Randolph

John N. Randolph  
 John N. Randolph

STATE OF ALABAMA )  
 COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Virginia S. Randolph and husband, John N. Randolph, 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 24th day of April, 1991.

Catherine Taylor Kan  
 Notary Public

My Commission Expires: 6/20/94

AFFIX SEAL

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I CERTIFY THIS INSTRUMENT WAS FILED

91 APR 25 AM 11:49

CLERK OF THE COURT

1. Deed Tax	100.00
2. Notary Fee	50.00
3. Recording Fee	30.00
4. ...	...
5. ...	...
6. ...	100.00
<b>Total</b>	<b>109.00</b>