

SEND TAX NOTICE TO:

(Name) W. Thomas Farr
Dorothy J. Farr
(Address) 916 Rycroft Road
Pelham, AL 35124
13-1-01-3-003-077

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

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 Seventy Five Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Janet L. Lipscomb Bullard and husband Daniel O. Bullard

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

W. Thomas Farr & Dorothy J. Farr

(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, Block 3, according to the Map and Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1991 which are a lien but are not due and payable until October 1, 1991.

Existing easements, restrictions, set-back lines, limitations, of record.

\$59,166.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

1. Deed Tax	16.00	
2. Ad Valorem Tax	15.00	15.00
3. Recording Fee	3.50	3.50
4. Notary Fee	1.00	4.00
5. Certified Fee	1.00	
Total	27.50	23.50

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Janet L. Lipscomb and Janet L. Lipscomb Bullard are one and the same person

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, _____ have hereunto set _____ hand(s) and seal(s), this 28th day of May, 19 91

WITNESS:

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

91 JUN 10 AM 10:21 (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY } JUDGE OF PROBATE

Janet L. Lipscomb Bullard (Seal)
Janet L. Lipscomb Bullard

Daniel O. Bullard (Seal)
Daniel O. Bullard

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Janet L. Lipscomb Bullard and husband Daniel O. Bullard whose name is 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 May, A. D., 19 91

[Signature]

NOTARY PUBLIC