

This instrument was prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

Send Tax Notice To:
Kenneth V. Trotter
Phyllis S. Trotter
6259 Victoria Drive
Pelham, Alabama 35124

04/02/1992 08034 11:37:00 AM SHELBY COUNTY 001 LUF 6.00

=====

WARRANTY DEED (With Survivorship)

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF JEFFERSON

That in consideration of One Dollars and 00/100 (\$1.00) ^{500.00} and other valuable considerations to the undersigned grantor(s), Phyllis S. Trotter, a married woman, in hand paid by Phyllis S. Trotter and husband, Kenneth V. Trotter, (hereinafter referred to as grantee(s) the receipt whereof is hereby acknowledged, the said grantor(s) do hereby grant, bargain, sell and convey unto the said grantee(s), as joint tenants, with the right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 25, according to the survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEE(S) as joint tenants, with the 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 in and to the property described hereinabove shall pass to the surviving GRANTEE, and if on does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

BOOK 399 PAGE 435

And I (we) do for myself (oursel) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), her heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances (except as above noted), 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 GRANTEE(S), her heirs and assigns forever, against the lawful claims of all person.




Phyllis S. Trotter

STATE OF ALABAMA
COUNTY OF JEFFERSON

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Phyllis S. Trotter has 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, the same was executed voluntarily on the day the same bears date.

Given under my hand and official seal on this 19 day of March, 1992.



Notary Public
My commission expires: 2-5-85