

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

ALAN ALEXANDER and
Send Tax Notice To: VALERIE B. ALEXANDER
name 2314 Buckingham Place
Helena, Alabama 35080
address

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 Eighty-Eight Thousand Nine Hundred and No/100 (\$88,900.00)-----

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
D. EDWARD ROBINSON and wife, CHERYL M. ROBINSON
(herein referred to as grantors) do grant, bargain, sell and convey unto

ALAN ALEXANDER and VALERIE B. ALEXANDER
(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 7, according to the Survey of Harbor Towne, as recorded in Map Book 13, page 74, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1992, which are a lien, but not yet due and payable until October 1, 1992.
2. Building setback line of 35 feet reserved from Buckingham Place as shown by plat.
3. Public utility easements as shown by recorded plat, including an Alabama Gas Company easement.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 242, page 569.
5. Right(s)-of-way granted to South Central Bell by instrument(s) recorded in Deed 337, page 239.
6. Right(s)-of-way granted to Alabama Power Company and South Central Bell by instrument(s) recorded in Real 279, page 945.
7. Easement(s) to Southern Natural Gas Company as shown by instrument as recorded in Deed 91, pages 406, 407 and 408.

\$86,122.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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 30th day of April, 19 92

WITNESS

(Seal)

(Seal)

(Seal)

D. Edward Robinson (Seal)
D. EDWARD ROBINSON
Cheryl M. Robinson (Seal)
CHERYL M. ROBINSON

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that D. EDWARD ROBINSON and wife, CHERYL M. ROBINSON 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 30th day of April A. D., 19 92

David F. Ovson
Notary Public.

05/06/1992 7:39 PM
NOTARIFIED
01:17 PM
SHELBY COUNTY JUDGE OF PROBATE
9.50
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