

SEND TAX NOTICE TO:

David L. Edge

(Name) Jan Edge

4341 Heritage View Road

(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Gene W. Gray, Jr.

2100 SouthBridge Parkway, Suite 650

(Address) Birmingham, Alabama 35209

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND AND NO/100----- DOLLARS

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

Philip R. Collins, and spouse, Catherine L. Collins

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

David L. Edge and Jan Edge

(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 36, according to the Survey of Heritage Oaks, as recorded in Map Book 11, Page 23 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1992 which are a lien, but not due and payable until October 1, 1992.

Existing easements, rights of way and restrictions of record.

\$ 100,000.00 of the consideration was paid from the proceeds of a mortgage loan.

Inst # 1992-14187

07/16/1992-14187
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

DDI MCD 34.50

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, _____ have hereunto set _____ hand(s) and seal(s), this 10th day of July, 19 92.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Philip R. Collins (Seal)
Catherine L. Collins (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Philip R. Collins and spouse, Catherine L. Collins whose name 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 10th day of July, A.D., 19 92

Gene W. Gray, Jr.

Notary Public.