



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) J. Michael Joiner

(Address) PO Box 1012, Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Six Thousand Four Hundred Five and 50/100  
(\$106,405.50)

to the undersigned grantor, Wayne Dutton Construction, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

Susan McConnell, an unmarried woman

(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 83, according to the survey of Dearing Downs, 6th Addition, Phase II,  
as recorded in Map Book 11 Page 31 in the Probate Office of Shelby County,  
Alabama; being situated in Shelby County, Alabama.

\$85,100.00 of the above referenced purchase price has been paid by a mortgage  
loan closed simultaneously herewith.

Subject to existing easements, taxes, restrictions, set-back lines,  
rights of way, limitations, if any, of record.

Inst # 1992-19565

09/10/1992-19565  
08:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 28.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its  
successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are  
free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same  
to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Wayne Dutton  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of September 19 92

ATTEST:

Secretary

By

Wayne Dutton  
Wayne Dutton

President

STATE OF Alabama

COUNTY OF Shelby

}

I, J. Michael Joiner  
State, hereby certify that

Wayne Dutton

a Notary Public in and for said County in said

whose name as President of Wayne Dutton Construction, Inc.

a corporation, is 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 2nd day of September 19 92

J. Michael Joiner

Notary Public