

SEND TAX NOTICE TO:

Jeffrey Scott Pesnell
(Name) Sarah Bannan Pesnell
3057 Brook Highland Drive
(Address) Birmingham, Alabama 35242

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 TWO HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS

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

Mark L. David and spouse, .Lesa W. David

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

Jeffrey Scott Pesnell and Sarah Bannan Pesnell

(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 149, according to the Survey of Brook Highland, 5th Sector, as recorded in Map Book 13, Page 36 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.

\$ 196,700.00 of the consideration was paid from the proceeds of a mortgage loan.

Inst # 1992-20049
09/15/1992-20049
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 27.50

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, we have hereunto set our hand(s) and seal(s), this 4th day of September, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

Mark L. David (Seal)
Mark L. David
Lesa W. David (Seal)
Lesa W. David

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State,

do hereby certify that Mark L. David and Lesa W. David are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 4th day of September, A. D., 19 92

Gene W. Gray, Jr.
Gene W. Gray, Jr. Notary Public.

Inst # 1992-20049