

This instrument was prepared by

Send Tax Notice To: Bob Wherter Yongue, Jr.

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Birmingham, Alabama 35209

name
20 Oak Ridge Drive
Pelham, Alabama 35124
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty nine thousand and No/100 (89,000.00) DOLLARS

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

Ronald B. Pollard and wife, Lisa Pollard

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

Bob Wherter Yongue, Jr. and Kelly E. Yongue

(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 20, according to the Survey of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, page 39, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1993.

Subject to 35 foot building line as shown by recorded Map.

Subject to 7½ foot easement on South and North, as shown by recorded Map.

Subject to right of way granted to Alabama Power Company by instrument recorded in Volume 254, page 677, in the Probate Office of Shelby County, Alabama.

The grantor makes no warranty of title as to minerals and mining rights.

\$ 89,455.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1993-08052
03/23/1993-88952
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 7.50

Inst # 1993-08052

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 19th day of March, 19 93.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Ronald B. Pollard (Seal)

Lisa Pollard (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Ronald B. Pollard and wife, Lisa Pollard 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 19th day of March A. D., 19 93

Larry L. Halcomb

Notary Public.