

This instrument was prepared by

Send Tax Notice To: Kenneth Randy Woodby
name
5247 Post House Lane
address
Birmingham, AL 35242

(Name) Anthony D. Snable, Attorney

(Address) 2700 Highway 280 South, Suite 101
Birmingham, AL 35223

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

Inst # 1993-16797

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Nine Thousand Eight Hundred and no/100-----DOLLARS

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

David James Muraskin and wife, Patricia L. Muraskin

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

Kenneth Randy Woodby and Lesa L. Woodby

(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 40, according to the Map and Survey of Meadow Brook, 4th Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year 1993.
2. Easements, conditions, restrictions and reservations of record.

\$119,720.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1993-16797

06/10/1993-16797
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 17.00

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 24th day of May, 19 93

WITNESS:

(Seal)

(Seal)

(Seal)

David James Muraskin (Seal)
Patricia L. Muraskin (Seal)
Patricia L. Muraskin (Seal)

STATE OF ALABAMA

General Acknowledgment

Alabama COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David James Muraskin and wife, Patricia L. Muraskin 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 24th day of May A. D., 19 93

Anthony D. Snable
My Commission Expires: 10-21-95