

SEND TAX NOTICE TO:

William J. Hendricks III
(Name) Cynthia A. Hendricks
63 Chelsea Village Lane
(Address) Chelsea, Alabama 35043

This instrument was prepared by

(Name) Clayton T. Sweeney, Atty.
2700 Highway 280 East, Suite 150E
(Address) Birmingham, Alabama 35223

Form TITLE 5200 1-84

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

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS

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

Charles E. Morton, Jr. and Carol J. Morton, husband and wife

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

William J. Hendricks III and Cynthia A. Hendricks

(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 5, according to the Survey of Chelsea Village Estates, as recorded in Map Book 13, page 133, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1993 which are a lien but are not due and payable until October 1, 1993.

Existing easements, restrictions, set-back lines and limitations of record.

\$ 109,250.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1993-18635

06/25/1993-18635
11:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 15.00

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 1st

day of June, 19 93.

WITNESS:

Charles E. Morton, Jr. (Seal)
Charles E. Morton, Jr.

Carol J. Morton (Seal)
Carol J. Morton

By: Carol J. Morton, (Seal)
By: Carol J. Morton, his Attorney in
Fact (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Carol J. Morton

whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June, A. D., 19 93

MY COMMISSION EXPIRES: 5/29/95

Clayton T. Sweeney Notary Public.

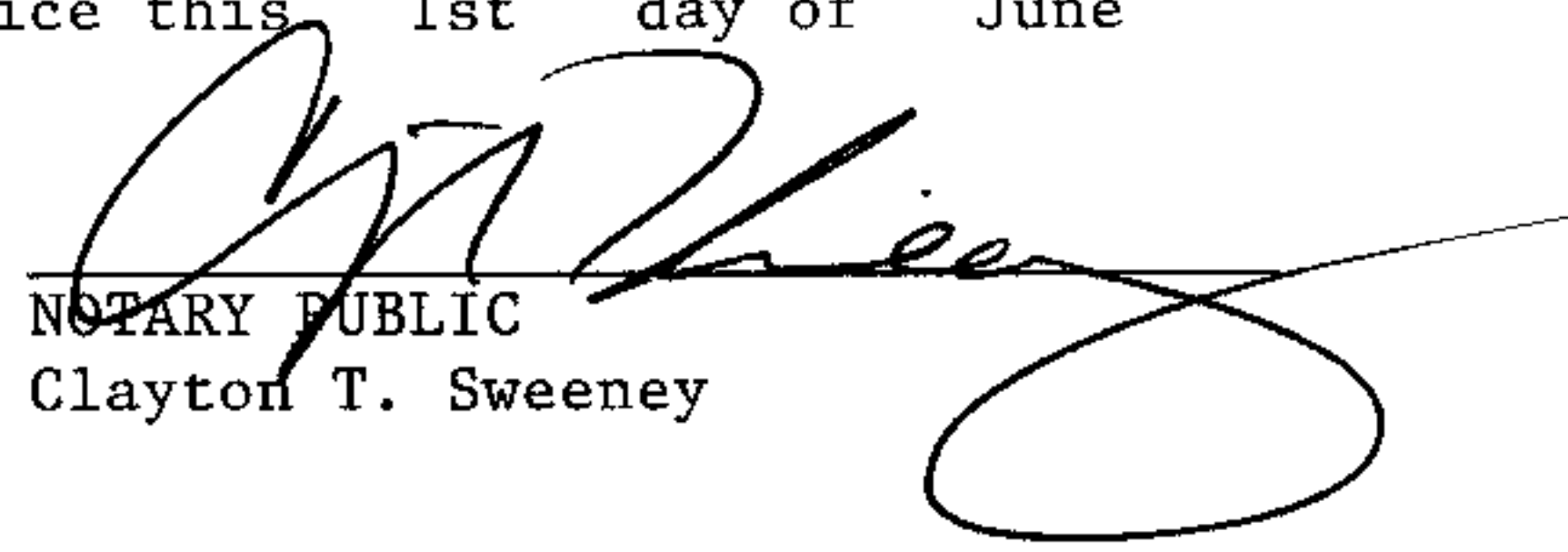
Inst # 1993-18635

Clayton T. Sweeney

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carol J. Morton whose name as Attorney in Fact for Charles E. Morton, Jr. under that certain Durable Power of Attorney recorded on in Real Volume , Page , in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, Carol J. Morton , in capacity as such Attorney In Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 1st day of June , 19 93 .


NOTARY PUBLIC

Clayton T. Sweeney

My commission expires: 5/29/95

Inst # 1993-18635

06/25/1993-18635
11:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 15.00