

SEND TAX NOTICE TO:

(Name) Kerry A. Standridge  
 58 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 TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

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

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

Ronnie Gulledge, a Married Man, d/b/a Ronnie Gulledge Construction  
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Kerry A. Standridge and Melinda W. Standridge

(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 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.

\$ 90,400.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed herein is not the homestead of the Grantor or his Spouse.

Inst # 1993-18639

06/25/1993-18639  
 11:32 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MCD

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, I have hereunto set my hand(s) and seal(s), this 3rd

day of June, 19 93

WITNESS:

\_\_\_\_ (Seal)

Ronnie Gulledge (Seal)  
 Ronnie Gulledge d/b/a

\_\_\_\_ (Seal)

Ronnie Gulledge Construction (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State,

hereby certify that Ronnie Gulledge

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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 3rd day of June, A. D., 19 93

MY COMMISSION EXPIRES: 5/29/95

Clayton T. Sweeney

Notary Public.

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