

SEND TAX NOTICE TO:

(Name) Richard W. Lawley  
1808 Man-O-War Drive  
 (Address) Helena, AL 35080

This instrument was prepared by

(Name) Bobby J. Hornsby  
1920 Old Springville Road  
 (Address) Birmingham, AL 35215

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }  
 JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thirty-two Thousand Three Hundred and 00/100 DOLLARS

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

Dennis O. Freeman and wife, Lynda J. Freeman

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

Richard W. Lawley and wife, Cheryl R. Lawley

(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 61, according to the Map and Survey of Dearing Downs, 6th Addition, Phase I, as recorded in Map Book 10, Page 78, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

Mineral and mining rights excepted.

\$119,050.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1993-36538

11/17/1993-36538  
 01:08 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 NCD 22.00

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 28th day of October, 1993

WITNESS:

\_\_\_\_\_  
 (Seal) Dennis O. Freeman (Seal)  
 \_\_\_\_\_  
 (Seal) Lynda J. Freeman (Seal)  
 \_\_\_\_\_  
 (Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
 JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis O. Freeman and wife, Lynda J. Freeman 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 28th day of October, A. D., 1993

Bobby J. Hornsby  
 Notary Public.

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