

SEND TAX NOTICE TO:

(Name) Kenneth Warren
(Address) 140 TALL TIMBER ROAD
ALABASTER AL 35007

This instrument was prepared by

(Name) NEWMAN & SEXTON

(Address) 3021 Lorna Road, Suite 310, Birmingham, Alabama 35216-4500

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

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

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$125,000.00) DOLLARS

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

DONALD L. RABURN, A MARRIED MAN

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

KENNETH WARREN AND ANN K. WARREN

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 441.46' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE TURN 91°18'38" RIGHT AND RUN SOUTHERLY 229.56' TO A POINT; THENCE TURN 91°21'37" LEFT AND RUN EASTERLY A DISTANCE OF 878.31' TO A POINT ON THE WESTERLY MARGIN OF HIGHWAY 119 IN A CURVE TO THE RIGHT; THENCE TURN 87°07'21" LEFT TO CHORD AND RUN NORTHERLY ALONG THE CHORD OF SAID CURVE A CHORD DISTANCE OF 228.90' TO A POINT; THENCE TURN 92°10'44" LEFT FROM CHORD AND RUN WESTERLY A DISTANCE OF 881.76' TO THE POINT OF BEGINNING. THIS PROPERTY IS LOCATED IN SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$123,000.00 IS GRANTED SIMULTANEOUSLY HEREWITH THIS CONVEYANCE.

THIS PROPERTY IS CONVEYED SUBJECT TO ALL OUTSTANDING EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.

ANY STRUCTURES ATTACHED TO THE REAL PROPERTY ARE INTENDED TO BE CONVEYED WITH THIS INSTRUMENT, AND ARE ALSO COVERED BY THE MORTGAGE EXECUTED SIMULTANEOUSLY.

The property conveyed herein is commercial property, and is not the homestead of the above named grantor or his spouse.

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 7th

day of January, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald L. Raburn, a married man 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, A. D., 19 94

Donald L. Raburn (Seal)
Donald L. Raburn (Seal)
01/20/1994-02175
01:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.50

My commission expires 1-2-96
Notary Public.

Inst # 1994-02175