This instrument was prepared by: Anthony D. Snable, Attorney 2700 Highway 280 South Suite 101 Birmingham, Alabama 35223

Send Tax Notices to:

Janice P. Wahl Gary W. Dodson 2066 Lake View Lane Birmingham, AL 35244

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA ) KNOW ALL MEN BY THESE PRESENTS JEFFERSON COUNTY

That in consideration of (\$169,000.00) Dollars and other good and valuable consideration to the undersigned Grantor(s), Perry C. Fairfax and Barbara A. Fairfax, husband and wife (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said Janice P. Wahl and Gary W. Dodson (herein referred to as Grantee(s), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Valdawood, as recorded in Map Book 8, Page 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

- 1. Advalorem taxes for the current tax year 1994.
- 2. Easements, restrictions and reservations of record.

\$89,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee(s) 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 Grantee(s), 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 Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of February, 1994.

Inst # 1994-05477

rbara A. Fairfax

02/18/1994-05477 08:57 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE OOS ACD

STATE OF ALABAMA

## <u>JEFFERSON</u> COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Perry C. Fairfax and Barbara A. Fairfax, husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 7th day of February, 1994.

(NOTARIAL SEAL)

My Commission Expires: 100

NOTARY PUBLIC

Inst # 1994-05477 02/18/1994-05477 08:57 AM CERTIFIED SHELBY COUNTY JUBGE OF PROBATE 91.00 OOS ACD