

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL HEREOF.

This instrument was prepared by (Name) Martin, Drummond, Woosley & Palmer, P.C.
2204 Lakeshore Drive, Suite 130
(Address) Birmingham, Alabama 35209

Send Tax Notice To: Jerry D. Shivers
name 134 Indian Forest Trail
Birmingham, Alabama
address 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty Thousand Dollars and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Janice M. Blalock Simpson and Husband John W. Simpson, and Louise M. Moore, a married person, (herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry D. Shivers and Constance M. Shivers (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 15, according to the Resurvey of Lots 15 and 16, Block 3, Second Sector, Indian Forest Estate, as recorded in Map Book 6, Page 81, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This property does not constitute the homestead of Louise M. Moore

\$ 130,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

Janice M. Blalock is one and the same person as Janice M. Blalock Simpson.

05/27/1994-17090
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 herunto set OUR hand(s) and seal(s), this 17th day of May, 1994.

WITNESS:

Janice M. Blalock Simpson (Seal)
Janice M. Blalock Simpson
John W. Simpson (Seal)
John W. Simpson (Seal)

Louise M. Moore (Seal)
Louise M. Moore (Seal)
Louise M. Moore (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janice M. Blalock Simpson and Husband John W. Simpson and Louise M. Moore, a married whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me person 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 17th day of May A. D., 1994

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 25, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Lynne J. Johnson
Notary Public

1994-17090