

Send Tax Notices to:

Jack H. Sheridan, Jr.
Mary Lynn Sheridan
5557 Afton Drive
Birmingham, AL 35242

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of One Hundred Seventy Five Thousand and no/100-----(\$175,000.00) Dollars to the undersigned Grantor(s), **Herbert Charles Armor and Linda S. Armor, 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 **Jack H. Sheridan, Jr. and Mary Lynn Sheridan** (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 13, Block 7, according to the amended map of Woodford, as recorded in Map Book 8, Page 51 "A, B, C and D", in the Probate Office of Shelby County, Alabama.

Subject to:

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

\$110,000.00 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 June, 1994.

Herbert Charles Armor
Herbert Charles Armor

Inst. # 1974-19038 Linda S. Armor
Linda S. Armor

06/14/1994-19038
04:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 76.00

Inst # 1994-19038

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Herbert Charles Armor and Linda S. Armor, 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 June, 1994.



NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 10-1-95

Inst # 1994-19038

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