

This instrument was prepared by
(Name) Corley, Moncus & Ward, P.C.
(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

Send Tax Notice To: STEPHEN T. MINCE
name
2124 BAILEY BROOK DRIVE
address
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of ONE HUNDRED THIRTY NINE THOUSAND EIGHT HUNDRED AND NO/100-----
----- DOLLARS (\$139,800.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
DONALD LAFAYETTE SAMPLE, JR. AND WIFE, LINDA LAUGHLIN SAMPLE

(herein referred to as grantors) do grant, bargain, sell and convey unto STEPHEN T. MINCE AND WIFE, ASHLEY C. MINCE #

(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 39, ACCORDING TO THE SURVEY OF RIVERCHASE WEST - DIVIDING RIDGE, AS
RECORDED IN MAP BOOK 6, PAGE 108, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO:
ADVALOREM TAXES FOR THE YEAR 1994 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 1, 1994.
EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

Inst # 1994-20478

06/28/1994-20478
02:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 36.50

\$ 111,840.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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 22nd
day of June, 19 94.

_____(Seal) Donald Lafayette Sample Jr (Seal)
DONALD LAFAYETTE SAMPLE, JR.
_____(Seal) Linda Laughlin Sample (Seal)
LINDA LAUGHLIN SAMPLE
_____(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
DONALD LAFAYETTE SAMPLE, JR. AND WIFE, LINDA LAUGHLIN SAMPLE
whose name(s) 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 22nd day of June, A.D., 1994

Gene W. Gray, Jr.
GENE W. GRAY, JR. Notary Public

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