

This instrument prepared by:
S. Kent Stewart, Attorney at Law
3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

Send Tax Notice To:
JAMES W. BYNUM
JANE A. BYNUM
1605 Paddock Lane
Helena, AL 35080

STATE OF ALABAMA
JEFFERSON COUNTY

SURVIVORSHIP

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED AND NO/100'S DOLLARS (\$116,500.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged,

KATHLEEN A. ARTHUR AND HUSBAND, JAMES R. ARTHUR *KA*

hereinafter referred to as GRANTORS, do hereby grant, bargain, sell and convey unto

JAMES W. BYNUM AND JANE A. BYNUM

hereinafter referred to as Grantees, as joint tenants, with the right of survivorship, the following described real estate situated in SHELBY County, Alabama, being more particularly described as follows, to-wit:

Lot 25, according to the Survey of Dearing Downs Subdivision, Fifth Sector, as recorded in Map Book 10, page 40, in the Probate Office of Shelby County, Alabama.

Situated in SHELBY County, Alabama.

Subject to:

Easements, Restrictions and Right of Ways of record.
1994 Ad Valorem Taxes, a lien not yet due and payable.

\$104,850.00 of the purchase priced recited hereinabove was paid from the proceeds of a purchase money mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the 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 in and to the property described hereinabove 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.

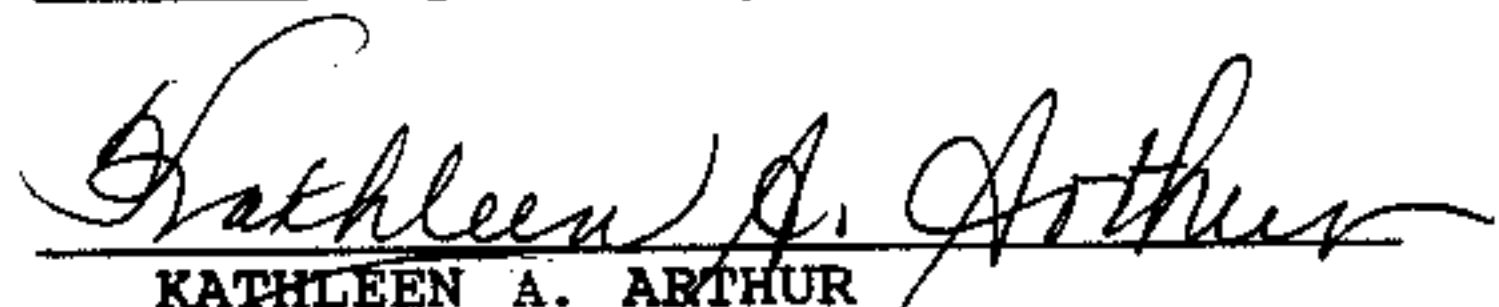

And the said Grantors and for Grantors' heirs, executors and administrators do hereby covenant with the said Grantees, their heirs and assigns, that We are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that we have good right to sell and convey the same as aforesaid; that we will and for 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.

1994-23060

07/22/1994-23060
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 23.00

Inst # 1994-23060

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand and seal on this the 15th day of July, 1994.


KATHLEEN A. ARTHUR

JAMES R. ARTHUR

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kathleen A. Arthur and husband, James A. Arthur, whose names 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 within conveyance, that they executed the same voluntarily and on the day the same bears date.

Given under my and and seal of office this 15th day of July, 1994.


NOTARY PUBLIC
My commission expires: 2-5-95

Inst # 1994-23060

07/22/1994-23060
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 23.00