

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

Send Tax Notices to:

Cutlar J. Nordyke  
Stephanie C. Nordyke  
395 Valley View Lane  
Pelham, AL 35124

09222-4661 Inst # 1st

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 NINETY FIVE THOUSAND and 00/100-----(\$195,000.00) Dollars to the undersigned Grantor(s), Robert A. Le Foy and Mabel F. Le Foy, 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 Cutlar J. Nordyke and Stephanie C. Nordyke (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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to:

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

\$105,000.00 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 30th day of August, 1994.

Robert A. Le Foy  
Robert A. Le Foy

Mabel F. Le Foy  
Mabel F. Le Foy

09/02/1994-27260  
02:56 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 109.50

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Robert A. Le Foy and Mabel F. Le Foy, 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 30th day of August, 1994.



NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 10-21-95

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Part of the NW 1/4 of the SE 1/4 of Section 21, Township 19 South, Range 2 West, situated in Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 21, Township 19 South, Range 2 West; run thence in a Westerly direction along the North line of said 1/4 1/4 section for a distance of 796.22 feet; thence turn an angle to the left of 92 deg. 28 min. and in a Southerly direction for a distance of 165.01 feet to the point of beginning; thence continue along last described course for a distance of 165.01 feet; thence turn an angle to the left 87 deg. 28 min. and in an Easterly direction for a distance of 795.88 feet to a point on the East line of said NW 1/4 of SE 1/4 of Section 21, Township 19 South, Range 2 West; thence run in a Northerly direction along the East line of said 1/4 1/4 section for a distance of 165.46 feet; (said point being 165.46 feet South of the Northeast corner of the NW 1/4 of the SE 1/4 of Section 21, Township 19 South, Range 2 West); thence turn an angle to the left of 87 deg. 34 min. and in a Westerly direction for a distance of 796.05 feet to the point of beginning; being situated in Shelby County, Alabama.

*for MFL*

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003 KCD 103.50