

This instrument was prepared by:
Shelly Moss
Attorney at Law
4 Office Park Circle, Suite 101A
Birmingham, Alabama 35223

Send tax notice to:

Gordon Heimbecker
3207 Glasgow Lane
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of Two Hundred Thirty Four Thousand and 00/100 (\$234,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Debra J. McCombs and Husband Charles Corbett McCombs

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Gordon Heimbecker and Laura Heimbecker

(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 5-A, according to the Resurvey of Lots 5,6, and 7 First Addition to Kerry Downs, as recorded in Map Book 8, Page 31, in the Probate Office of Shelby County, Alabama.

\$ 195,000.00 of the proceeds come from an assumption of a mortgage recorded in Instrument #1992/10330, and transferred and assigned to First Alabama Bank, by instrument recorded in Instrument #1993/22397.

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, I (We) have set my (Our) hand(s) and seal(s), this ^{20th} day of April, 1995.

WITNESS:

(Seal) Debra J. McCombs (Seal)
Debra J. McCombs

(Seal) Charles Corbett McCombs (Seal)
Charles Corbett McCombs

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Shelly Moss, a Notary Public in and for said County, in said State, hereby certify that Debra J. McCombs and Charles Corbett McCombs whose name 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 (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{20th} day of April A.D., 1995.

Shelly Moss
notary public SHELBY MOSS
MY COMMISSION EXPIRES 11-5-97

05/05/1995-11728
10:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 47.50

Inst # 1995-11728