

PREPARED BY: CU LENDING, INC., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: NORMAN A. LERILLE, JR. AND BETTY E. LERILLE
642 SOUTHERN HILLS DRIVE, CALERA, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of EIGHTY EIGHT THOUSAND NINE HUNDRED AND NO/100 (\$88,900.00) Dollars to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), CHARLES M. FOX AND WIFE, LOIS A. FOX (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, NORMAN A. LERILLE, JR. AND BETTY E. LERILLE (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 45, ACCORDING TO THE SURVEY OF SOUTHERN HILLS SUBDIVISION, AS RECORDED IN DEED BOOK 7, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

\$80,010.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A MORTGAGE LOAN CLOSED 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 said GRANTEES, their heirs and assigns, that I(we) am(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 hereunto set my(our) hand(s) and seal(s), on JUNE 8, 1995.

Charles M. Fox
CHARLES M. FOX

Lois A. Fox
LOIS A. FOX

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that CHARLES M. FOX AND WIFE, LOIS A. FOX, 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 said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on JUNE 8, 1995.

My commission expires: 03-03-95

[Signature]
Notary Public

Inst # 1995-22421

08/16/1995-22421
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 17.50

State Wide Title

Inst # 1995-22421