

WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

Timothy W. Senft & Anne C. Senft
134 Branch Drive
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY EIGHT THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$168,900.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **DOUGLAS G. REED, an unmarried man AND JANE F. MURPHY, an unmarried woman** (herein referred to as Grantor) do grant, bargain, sell and convey unto Timothy W. Senft and Anne C. Senft (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 52, according to the Map of Brook Chase Estates, Phase I, as recorded in Map Book 21, Page 49, in the Probate Office of Shelby County, Alabama.

Jane F. Murphy formerly known as Jane F. Reed is one and the same person.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

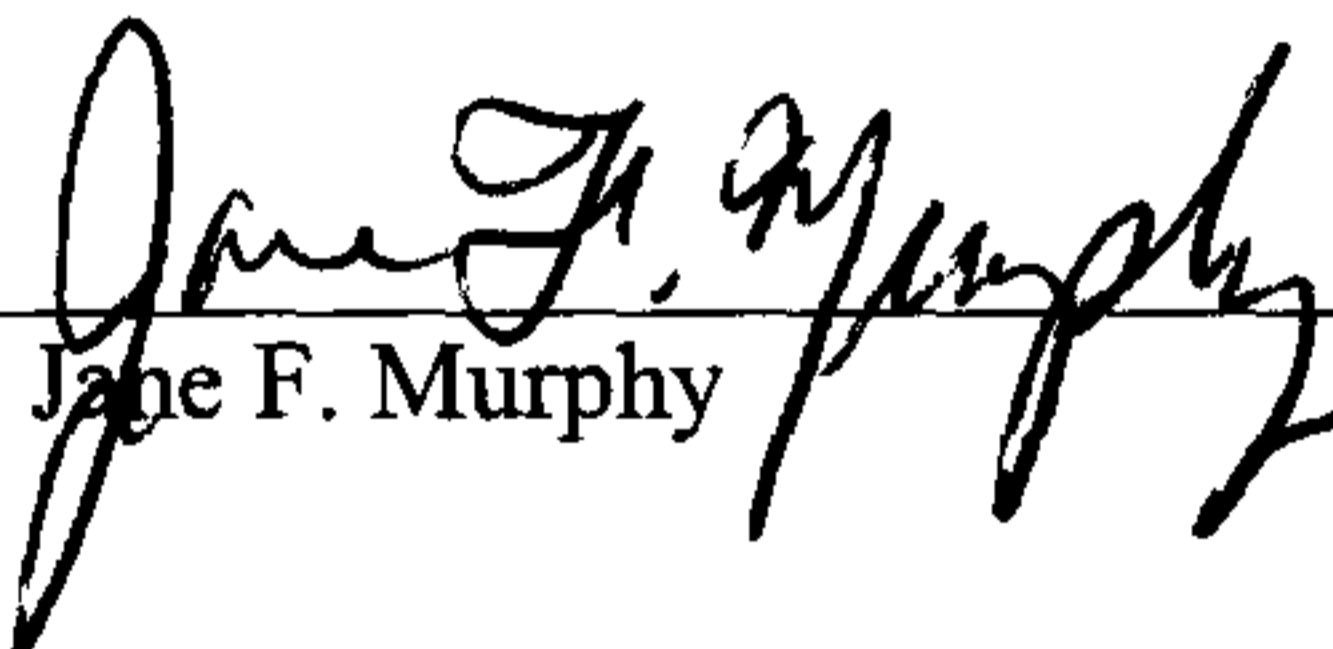
§ 135,120.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with 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 above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 hands and seal, this 16th day of April, 2002.

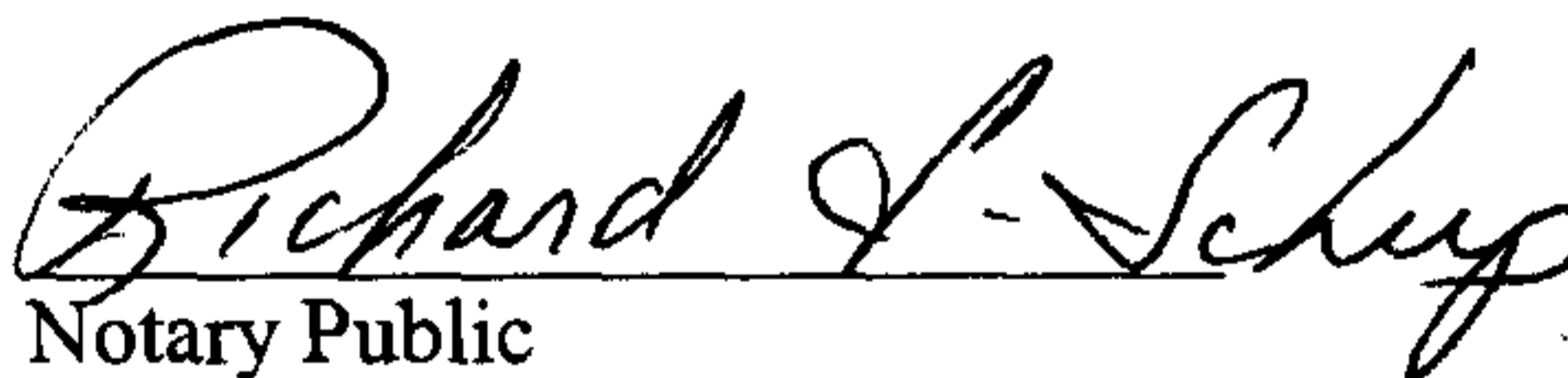

Douglas G. Reed


Jane F. Murphy

STATE OF *VIRGINIA*
COUNTY OF *PRINCE WILLIAM*

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DOUGLAS G. REED, an unmarried man, whose name is signed to the foregoing conveyance, and who is 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 the ~~16~~ day of April, 2002.

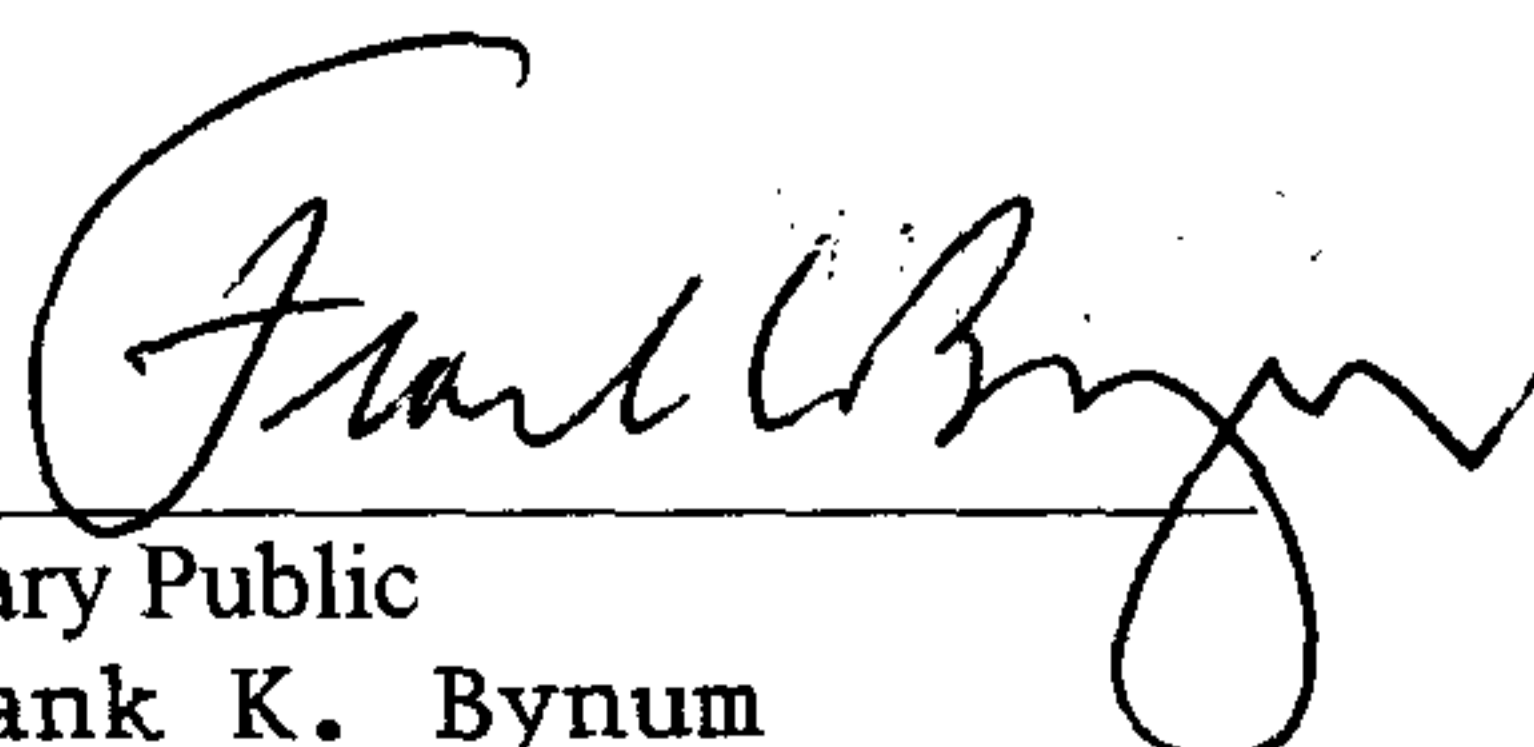

Notary Public

My Commission Expires: 09/30/04

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JANE F. MURPHY, an unmarried woman, whose name is signed to the foregoing conveyance, and who is 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 the 16 day of April, 2002.


Notary Public
Frank K. Bynum

My Commission Expires: 11/20/04

Inst # 2002-18024

TWS
XS

04/23/2002-18824
11:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSB 45.00