

This instrument was prepared by
(Name) J. Dan Taylor/ Smyer, White, Taylor
Evans & Sanders
(Address) 2025 Fourth Avenue North
Birmingham, Alabama 35203



CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty One Thousand and 00/100 (\$181,000.00) DOLLARS

to the undersigned grantor, Osborn Enterprises, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

James K. Ardrey, and Louise L. Ardrey
(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 31, Block 2, according to the Amended Map of Woodford,
a subdivision of Inverness, as recorded in Map Book 8, page
51 A, B, C, and D, in the Office of the Judge of Probate
of Shelby County, Alabama.

Subject to all easements, restrictions, and right-of-ways
of record.

\$86,100.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

Send tax notice to:
Banco Mortgage Company
P. O. BOX 780
Waterloo, Iowa 50704

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1992 JUL 14 PM 8:57
J. Thomas A. [Signature]
JUDGE OF PROBATE

Deed 95.00
Rec. 150
Sefel. 1.00
97.50

Security 421-791

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for
itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said pre-
mises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend
the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the _____ day of _____ 19

ATTEST: _____
Secretary _____
By Gary S. Osborn President
Osborn Enterprises

STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned _____ a Notary Public in and for said County in said
State, hereby certify that Gary S. Osborn
whose name as President of Osborn Enterprises
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the
act of said corporation,

Given under my hand and official seal, this the 9th day of July 1992

[Signature]
Notary Public

2/5/92