

Mr. & Mrs. David Darnell
1220 Mac Queen Drive
Pelham, Ala. 35124
I.D. # 13-8-28-1-003-001

This instrument was prepared by 54

(Name) Timothy A. Massey

(Address) 623 Red Lane Road Suite-200
Birmingham, Al. 35215

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$59,900.00) Fifty Nine Thousand Nine Hundred and .00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Rod G. Humphrey and wife Mary K. Humphrey

(herein referred to as grantors) do grant, bargain, sell and convey unto
David Darnell and wife Jennifer Darnell

(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 48 less and except the easternmost 6.5' that adjoins Lot 47, according to the survey of Brandywine, First Sector, as recorded in Map Book 7, page 7 in the Probate Office of Shelby County, Alabama.

- Subject to: 1) Ad Valorem taxes for the current year, 1984.
- 2) Right of way to Alabama Power Company and South Central Bell recorded in Vol. 309, page 392 in the Probate Office of Shelby County, Alabama.
- 3) Easement to Plantation Pipe Line Company recorded in Volume 179, page 277, Volume 112, page 252 and Volume 257, page 269 in said Probate Office.
- 4) Restrictions recorded in Misc. Vol.21, page 759, in said Probate Office.
- 5) Coal, oil, gas and other mineral interests in, to or under the land herein described.

NOTE: \$56,900.00 of the above purchase price is a purchase money mortgage closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set OUR hand(s) and seal(s), this 30th day of April, 1984

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

Deed TAX 3.00
Rec 1.50
Filed 1.00
5.50

1984 MAY -2 AM 9:19 (Seal)
 see Mtg 447-876 (Seal)
Thomas P. Harrison, Jr.
 JUDGE OF PROBATE (Seal)

Rod G. Humphrey (Seal)
 Rod G. Humphrey
Mary K. Humphrey (Seal)
 Mary K. Humphrey (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rod G. Humphrey and Mary K. Humphrey whose name 's are signed to the foregoing conveyance, and who are 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 30th day of April, A. D., 1984

Betty Hodges Putman
My Commission Expires: 1/88 Notary Public.