

This Instrument prepared by: Kevin L. Johns Trimmier and Associates, P. C. Oliver V. Naylor, Jr.
2737 Highland Avenue 1790 Indian Hill Road
Birmingham, AL 35205 Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-six thousand and no/ 100 -----(\$86,000.00) DOLLARS

to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I(we),

Kenneth E. Casey a single man, and Carole E. Casey a single woman
(herein referred to as Grantor, whether one or more) do grant, bargain, sell and convey unto
Oliver V. Naylor, Jr. and wife, Frances C. Naylor
(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 20, Block 5, according to the map and survey of First Addition to Indian Hills,
Second Sector, as recorded in Map Book 5, Page 7, in the Office of the Judge of
Probate of Shelby County, Alabama.

Subject to taxes for the current year.

Subject to mineral and mining rights.

Subject to covenants, restrictions, encroachments, right of ways, agreements, easements,
conditions and rights or claims, if any.

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 administra-
tors, covenant with 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 per-
sons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s),
this 1st day of May, 19 87.

WITNESS:

86.00 STATE OF ALA. SHELBY CO. (SEAL)
I CERTIFY THIS
INSTRUMENT WAS FILED
2.50 1987 MAY -7 AM 10:19 (SEAL)
1.00
89.50 Thomas A. Sandberg (SEAL)
JUDGE OF PROBATE

Kenneth E. Casey (SEAL)
Carole E. Casey (SEAL)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in
said State, hereby certify that Kenneth E. Casey a single man and Carole E. Casey a single woman
whose names 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 foregoing con-
veyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of May, A.D. 19 87.

Kevin L. Johns
Notary Public

