

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Stephen C. Yarbrough
130 Countryside Lane
 (Address) Bessemer, Alabama 35023

This instrument was prepared by

54

(Name) Morris J. Princiotta, Jr.
2130 Highland Ave., Suite 202
 (Address) Birmingham, Alabama 35205

Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of SEVENTY-NINE THOUSAND, NINE HUNDRED AND NO/100.....(\$79,900.00). DOLLARS
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

GLENN E. MURER, a single man
 (herein referred to as grantors) do grant, bargain, sell and convey unto

STEPHEN C. YARBROUGH and wife, SUZANNE YARBROUGH
 (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 6, according to the map and survey of Countryside, as recorded in
 Map Book 7 page 19 in the Probate Office of Shelby County, Alabama;
 being situated in Shelby County, Alabama.
 Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1988, a lien, but not yet due and payable.
2. Easements, Restrictions, Rights-of-way, and Building setback lines of record.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 107 page 412 in Probate Office.

\$78,750.00 of the purchase price received above was paid from a first purchase money 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 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, I have hereunto set my hand(s) and seal(s), this 24th
 day of February, 19 88.

WITNESS:

Deed Tax \$ 1.50
 Mfg Tax _____
 Recording Fee 2.50
 Indexing Fee 1.00
 TOTAL \$5.00

Glenn E. Murer (Seal)
Glenn E. Murer (Seal)
 _____ (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY
 JUDGE OF PROBATE

I, Glenn E. Murer, a single man, a Notary Public in and for said County, in said State,
 hereby certify that Glenn E. Murer, a single 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 he executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 24th day of February, A.D., 19 88

BOOK 173 PAGE 255

STATE OF ALABAMA
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 88 MAR -1 PM 12:25