

SEND TAX NOTICE TO:

(Name) Ernest Phil Young
3133 Sunny Meadows Lane
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) John N. Randolph, Sirote, Permutt, et al
2222 Arlington Avenue South
(Address) Birmingham, Alabama 35205

Form 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 One Hundred Fifty One Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joseph F. Yarborough, Jr., and wife Cathy B. Yarborough

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ernest Phil Young and Lynn H. Young

(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 F, of Sunny Meadows, Phase Three, as recorded in Map Book 8, Page 171, in Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

This conveyance is made subject to the following:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Restrictions appearing of record in Misc. Book 55, Page 941.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 139, Page 128; Deed Book 134, Page 514; Deed Book 173, Page 192; and Deed book 357, Page 90.
4. Agreement for underground residential distribution as shown by instrument recorded in Deed Book 356, Page 693.
5. Easements and bulding line as shown on recorded map.
6. Terms, agreements, and right of way to Alabama Power Company, as recorded in Misc. Volume 57, Page 279.

I CERTIFY THIS
INSTRUMENT WAS FILED

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JUDGE OF PROBATE

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, we have hereunto set our hand(s) and seal(s), this 5th day of August, 1988

WITNESS: 1. Deed Tax \$ 151.00
2. Mtg. Tax (Seal)
3. Recording Fee 2.50 (Seal)
4. Indexing Fee 1.00 (Seal)
TOTAL 154.50 (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph F. Yarborough, Jr., and wife Cathy B. Yarborough 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 conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August, A. D., 1988

Notary Public.