



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Larry R. Newman, Attorney At Law  
3021 Lorna Road, Suite 310  
(Address) Birmingham, Alabama 35216

1743

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

500.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS  
and the assumption of the hereinafter described mortgage loan  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
DAVID SHEPHERD, a married man and H. E. SHEPHERD, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto  
DAVID SHEPHERD and wife, TERESA L. SHEPHERD

(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 2, according to the Survey of Owens Industrial Park, as recorded in Map Book  
8, Page 181, in the Office of the Judge of Probate of Shelby County, Alabama; being  
situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1988 and subsequent years. (2) Easements,  
restrictions, reservations, rights-of-way, limitations, covenants and conditions  
of record, if any. (3) Mortgage in favor of National Bank of Commerce, dated  
September 4, 1986, and recorded September 08, 1986, in Real Volume 89, Page 451,  
in the Probate Office of Shelby County, Alabama, which said mortgage Grantees  
herein agree to assume and pay according to its terms and conditions.

This conveyance has been prepared without the benefit of a current title examination  
at the request of the parties herein.

Grantors warrant that no part of the above property constitutes homestead.

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, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand(s) and seal(s), this 22nd

day of December, 19 88

WITNESS:

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 DEC 29 AM 8:59

Judge of Probate

(Seal)

David Shepherd

DAVID SHEPHERD

(Seal)

(Seal)

H. E. Shepherd

H. E. SHEPHERD

(Seal)

(Seal)

1. Dead Tax \$1.50  
2. Mig. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 4.00

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that David Shepherd, a married man and H. E. Shepherd, a married man  
whose name is 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 22nd day of December, A.D., 19 88

My Commission Expires: 11-2-91

[Signature]