

This instrument was prepared by
(Name) J. Dan Taylor

(Address) 3021 Lorna Rd., Suite 100, Birmingham, AL 35216

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-SEVEN THOUSAND AND NO/100'S-----(\$57,000.00) DOLLARS

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

SHERRY BEAUREGARD

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

RICHARD GREENE REYNOLDS AND WIFE, CORINNE REYNOLDS

(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 10, according to the Survey of Cahaba Manor Town Homes, First Addition, as recorded in Map Book 7 page 57, in the Probate Office of Shelby County, Alabama and part of Lot 11 more particularly described as follows: Begin at the Southeast corner of Lot 10 of said Sub-division; thence in a Northwesterly direction along the east property line of said Lot 10 a distance of 93.52 feet; thence 16 deg. 09 min. right, in a Northwesterly direction a distance of 17.98 feet; thence 163 deg. 51 min. right, in a Southeasterly direction, a distance of 114.06 feet; thence 123 deg. 14 min. 30 sec. right in a Westerly direction, a distance of 5.98 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements, restrictions and right of ways of record.

The entire consideration of the purchase price recited above was paid from a purchase money mortgage recorded simultaneously herewith.

1. Deed Tax \$ —
2. Mtg. Tax —
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 MAR -3 AM 8:36

Thomas A. Shanderson, Jr.
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, I have hereunto set my hand(s) and seal(s), this 27th

day of February, 19 89

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, J. Dan Taylor

a Notary Public in and for said County, in said State

herely certify that Sherry Beauregard
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 27th

day of February, A.D. 19 89