

SEND TAX NOTICE TO:

(Name) Steven R. Chapman
Deana E. Chapman
 (Address) 4857 Keith Drive
Birmingham, Alabama 35242

This instrument was prepared by
John N. Randolph, Attorney
 (Name) Sirote & Permutt, P. C.
2222 Arlington Avenue, South
 (Address) Birmingham, Alabama 35205

Form 1-1-3 Rev. 8/82
 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 Nineteen Thousand Nine Hundred and no/100 (\$119,900.) DOLLARS

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

Hershel Dailey, married

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

Steven R. Chapman and Deana E. Chapman

(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 16, Block 12, according to the Survey of Broken Bow South as recorded in Map Book 11, page 82 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 10' Easement on West and South as shown by recorded Map.
3. Restrictions as recorded in Real 160, page 278 in the Probate Office of Shelby County, Alabama.
4. Right of way to South Central Bell as recorded in Real 224, page 579 in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto as recorded in Volume 81, page 171 in the Probate Office of Shelby County, Alabama.
6. Release of damages as recorded in Real 234, page 87 in the Probate Office of Shelby County, Alabama.

\$95,900.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is not the homestead of the grantor, Hershel Dailey, nor his spouse.

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 2nd

day of January, 19 90.

WITNESS:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

(Seal)

(Seal)

(Seal)

Hershel Dailey (Seal)
Hershel Dailey (Seal)
 (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hershel Dailey, married 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 2nd day of January, A. D., 19 90.

Maurice L. Sherrin

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