

SEND TAX NOTICE TO:

(Name) Joseph F. Sheriff and Patricia C. Sheriff
(Address) 2058 Wildflower Drive
Hoover, AL 35244

This instrument was prepared by

(Name) Robert R. Sexton, Attorney at Law
900 Park Place Tower, 2001 Park Place North
(Address) Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Two Thousand & 00/100 DOLLARS
(\$122,000.00.)

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

WILLIAM F. BYRNES and wife, MARY A. BYRNES

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

JOSEPH F. SHERIFF and PATRICIA C. SHERIFF

(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 133, according to the Survey of Riverchase West, Fourth Addition, as recorded in Map Book 7, Page 156, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the current year.
2. Easements and building lines as shown on recorded map.
3. Restrictions appearing of record in Misc. Vol. 14, Page 536, amended by Misc. Vol. 17, Page 550 and Misc. Vol. 34, Page 549.
4. Restrictions appearing of record in Volume 350, Page 196.
5. Agreement with Alabama Power Company as recorded in Misc. Vol. 32, Page 207.
6. Restrictions regarding Alabama Power Company as recorded in Misc. Vol. 32, Page 213.
7. Mineral and mining rights and rights incident thereto recorded in Vol. 127, Page 140.

\$ 109,800.00 of the purchase price recited above was paid from a mortgage loan 12.50 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, we have hereunto set our hand(s) and seal(s), this 11th

day of July, 19 90

WITNESS

Elizabeth M. Daniels (Seal)
Elizabeth M. Daniels
Aileen Witkowski (Seal)
Aileen Witkowski (Seal)

William F. Byrnes (Seal)
WILLIAM F. BYRNES
Mary A. Byrnes (Seal)
MARY A. BYRNES (Seal)

STATE OF ~~ALABAMA~~ CONNECTICUT
WINDHAM COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM F. BYRNES and wife, MARY A. BYRNES whose name s 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 11th day of July, A. D. 19 90



Elizabeth M. Daniels
Notary Public

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