

This instrument was prepared by

(Name) Albert F. Thomasson
(Address) 972 Montclair Road, Suite B
Birmingham, Alabama 35213

469
Send Tax Notice To: Frank K. Bynum
name
17 Office Park Circle
address
Birmingham, Alabama 35223

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Nine Thousand Dollars and no/100-----DOLLARS

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

Albert F. Thomasson d/b/a AFTCo Properties

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

Frank K. Bynum

(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 1, according to the Survey of Indian Woods Forest, Fourth Sector, as recorded in Map Book 14, Page 112, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

The property described in this instrument is not the homestead of the grantor. Said grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

The full consideration quoted above was paid from mortgage loan 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, I have hereunto set my hand(s) and seal(s), this 22nd day of January, 19 91

WITNESS:

Kathy J. Owens (Seal)

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

STATE OF ALABAMA

Jefferson COUNTY

91 MAR -8 AM 9:11
Albert F. Thomasson
JUDGE OF PROBATE

hereby certify that Albert F. Thomasson

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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of January, A. D., 19 91

ALABAMA TITLE CO., INC.

General Acknowledgment

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

My Commission expires 12/19/92.

Carolyn Swann Notary Public