

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, suite 100, Birmingham, Al. 35216

309
Send Tax Notice To: Nathan Cole, Jr.

name

1609 Napoleon Drive

address

Alabaster, Al. 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

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

DAVID R. COMBS, a married man, and wife, CINDY P. COMBS
(herein referred to as grantors) do grant, bargain, sell and convey unto

NATHAN COLE, JR., and wife, DAWN PATE-COLE
(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 68, according to the Survey of Kingwood, First Addition, as recorded in Map Book 6, page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

\$ 77,850.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.

DAWN PATE-COLE, is one and the same as DAWN P. COLE

STATE OF ALA. DEED
I CERTIFY THIS
INSTRUMENT WAS FILED

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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 31st day of May, 19 91

WITNESS:

1. Deed Tax no tax paid
2. Mig. Tax 0.00 (Seal)
3. Recording Fee 0.00
4. Indexing Fee 0.00
5. No Fee Fee 0.00 (Seal)
6. Transfer Fee 0.00
Total 0.00 (Seal)

DAVID R. COMBS (Seal)

CINDY P. COMBS (Seal)

CINDY P. COMBS (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, J. DAN TAYLOR, a Notary Public in and for said County, in said State, hereby certify that DAVID R. COMBS, a married man, and wife, CINDY P. COMBS 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 31st day of May, A. D., 19 91

J. DAN TAYLOR

Notary Public.