

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

Send Tax Notice To: GEORGE L. HENDERSON, III and
SHERRY S. HENDERSON
name 2004 Little Ridge Circle
Birmingham, Alabama 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of One Hundred Twenty-Four Thousand and No/100 (\$124,000.00)----- DOLLARS

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

SHERRY H. BANKS, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

GEORGE L. HENDERSON, III and SHERRY S. HENDERSON
(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 54, according to the Survey of Little Ridge Estates, recorded in Map Book 9, page 174 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1992, which are a lien, but not yet due and payable until October 1, 1992.
2. 50 foot building line as shown by recorded map.
3. 10 foot easement on rear as shown by recorded map.
4. Restrictions appearing of record in Real 178, page 596; Real 78, page 104; Real 171, page 836; Real 178, page 580; and Real 178, page 582, in the Probate Office of Shelby County, Alabama.
5. Right of way for Alabama Power Company recorded in Real 84, page 567; Volume 124, page 516; and Real 93, page 143, in said Probate Office.
6. Right of way for Southern Bell Telephone and Telegraph Company recorded in Volume 135, page 53, in said Probate Office.

\$111,600.00 of the purchase price recited above was derived from the proceeds of a 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 28th day of October, 1991

WITNESS:

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

91 NOV -5 PM 2:59
JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHERRY H. BANKS, an unmarried woman 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 28th day of October, A. D., 1991

General Acknowledgment

1. Deed Tax	\$ <u>18.50</u> (Seal)
2. Mtg. Tax	\$ <u>0.00</u>
3. Recording Fee	\$ <u>3.50</u> (Seal)
4. Indexing Fee	\$ <u>3.00</u>
5. No Tax Fee	\$ <u>0.00</u>
6. Certified Fee	\$ <u>1.00</u>
Total	\$ <u>19.00</u>

David F. Ovson
Notary Public.