

SEND TAX NOTICE TO:

(Name) Robert M. Tripp
Marcia K. Tripp
 (Address) 35 Indian Forest Road
Indian Springs, AL 35124
58-10-9-29-0-001-014

This instrument was prepared by

782

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, AL 35209

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Hundred Twenty Seven 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,

Bill G. Henke and wife, Mary Jean Henke

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

Robert M. Tripp and Marcia K. Tripp

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A parcel of land in the SE 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 2 West described as follows:

Begin at the SW corner of the SE 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 2 West, run East along the SE 1/4 of the NE 1/4 a distance of 306.13 feet; thence left 91 deg. 25 min 15 sec. for 277.5 feet; thence left 88 deg. 35 min 30 sec. for 306.1 feet; thence left 91 deg. 23 min. 30 sec for 277.5 feet to the point of beginning.

Subject to:

Advalorem taxes for the year 1992 which are a lien but are not due and payable until October 1, 1992.

Existing easements, restrictions, set-back lines, limitations, of record.

\$262,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

1. Deed Tax	\$65.50
2. Mtg. Tax	\$2.50
3. Recording Fee	\$3.00
4. Indexing Fee	\$1.00
5. No Tax Fee	\$0.00
6. Certified Fee	\$1.00

Total \$72.00

65.50
 2.50
 4.00
 72.00

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 30th

day of December, 19 91

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

92 JAN 17 AM 9:43 (Seal)

Bill G. Henke (Seal)
Mary Jean Henke (Seal)
Mary Jean Henke (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 Bill G. Henke and wife, Mary Jean Henke

whose names 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 30th day of December, A.D., 19 91

CORLEY, MONCUS & WARD, P.C.

Notary Public.