

This instrument was prepared by
(Name) Anthony D. Snable, Attorney
(Address) 2700 Highway 280 South, Suite 101
Birmingham, AL 35223

Send Tax Notice To: Hollis Warren
name
address

7.00

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

STATE OF ALABAMA
JEFFERSON COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

Value 500.00

That in consideration of One and no/100 and other good and valuable consideration.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jeffrey F. Drinkard and wife, Jane K. Drinkard

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

Hollis Warren and Lynda C. Warren

(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 part of Lot 14, according to the Map and Survey of Royal Pines, Phase One, as recorded in Map Book 11, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows:

Commence at the Northeast corner of Lot 14, Royal Pines, Phase One, as recorded in Map Book 11, Page 51, Shelby County Alabama and run South 69° 33' 42" West 186.90 feet along the Northerly line of said Lot 14 to the Northwesterly corner of said Lot 14 to Point of Beginning; thence South 01° 48' 36" West 29.45 feet along the Westerly line of said Lot 14; thence left 90° 00' and run Southeast 20.80 feet; thence left 90° 00' and run Northerly for 10.00 feet; thence left 46° 55' 54" and run Northwesterly 28.48 feet to Point of Beginning.

Subject to:

1. Advalorem taxes for the current tax year 1992.
2. Easements, restrictions and reservations of record.

ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION

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 31

day of March, 19 92.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Jeffrey F. Drinkard (Seal)
Jeffrey F. Drinkard

Jane K. Drinkard (Seal)
Jane K. Drinkard

_____(Seal)

STATE OF Delaware

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey F. Drinkard and wife, Jane K. Drinkard whose name 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 31 day of March, A. D., 19 92

Constance J. Mason
Notary Public.

04/08/1992 3640 11:20:00 AM
SHELBY COUNTY PROBATE
001 MCB 7.00

04/08/1992 03640 11:20:00 AM
SHELBY COUNTY 001 MCB

DOTS LARS

400 MS-847