

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA,  
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Forty Six Thousand & 00/100- (\$246,000.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, STEVEN A. MUNCHER AND CYNTHIA C. MUNCHER, HUSBAND AND WIFE (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Jerome C. Scales and wife, Sandra W. Scales, joint tenants with right of Survivorship (herein referred to as GRANTEE(S), their heirs and assigns, the following described Real Estate, situated in the County of SHELBY and State of Alabama, to-wit:

LOT 340, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 7TH SECTOR, RECORDED IN MAP BOOK 13, PAGE 99 A & B. IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$150,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

04/16/1992-4806  
03:51 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 103.50

~~TO HAVE AND TO HOLD, the abovegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.~~

And GRANTOR(S) do es covenant with the said GRANTEE(S), their heirs and assigns, that they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seal s, this 27th day of October 1991  
WITNESS:

Steven A. Muncher (L. S.)  
Cynthia C. Muncher (L. S.)  
Cynthia C. Muncher (L. S.)  
Cynthia C. Muncher (L. S.)

THE STATE OF ALABAMA,  
Jefferson COUNTY.

I, Barbara St. Chapman, a Notary Public in and for said State Alabama hereby certify that STEVEN A. MUNCHER AND CYNTHIA C. MUNCHER, HUSBAND AND WIFE

s 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 27 day of October 1991

My Commission Expires 1/8/95  
Barbara St. Chapman Notary Public.