

(Name) Mr. & Mrs. Jerry T. Shivers
2809 Altadena South Way
(Address) Birmingham, Alabama 35244

(Name) STONE, PATTON, KIERCE & FREEMAN
 (Address) 118 N. 18th Street
Bessemer, Alabama 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP —

Birmingham, Al.

SHELBY COUNTY

KNOW ALL, MEN BY THESE PRESENTS,

That in consideration of NINETY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$97,500.00)-

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

William P. Palmer and wife, Sarah H. Palmer

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

Jerry T. Shivers and Paula K. Shivers

(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 16, Block 1, according to the survey of Awtrey and Scott's Addition to Altadena South, as recorded in Map Book 5, Page 121, in the Probate Office of Shelby County, Alabama, amended by Map Book 5, Page 123, in said Probate Office.

This conveyance subject to:

- (1) Taxes for the year 1992 and subsequent years not yet due and payable
- (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 4, Page 466 and Volume 5, Page 356.
- (3) Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 102, Page 52, and Volume 187, Page 377.
- (4) Restrictions appearing of record in Misc. Volume 3, Page 468, and amended by Misc. Volume 3, Page 873.
- (5) Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Volume 279, Page 57.
- (6) 35 foot building line from Creek View Circle; 7.5 foot easement along rear lot line; and 5 foot easement along West lot line as shown on recorded map.

\$ 78,000.00 of the above recited consideration is being furnished through a mortgage to Castle Mortgage Corporation being recorded 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, we have hereunto set our hand(s) and seal(s), this 17th

day of April, 1992

WITNESS:

____ (Seal)

William F. Palmer (Seal)
William F. Palmer

_____ (Seal)

William P. Palmer
Sarah H. Palmer
 Sarah H. Palmer (Seal)

_____ (Seal)

_____ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that William P. Palmer and Sarah H. Palmer
whose name s are 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 17th day of April A. D., 1992

My Commission Expires: 4-28-93

Causey, J. C.

Notary Public.