

THIS INSTRUMENT PREPARED BY:

M. Beth O'Neill
Lange, Simpson, Robinson &
Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
C. S. Daughtry
2505 Vale Drive
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED FIVE THOUSAND AND NO/100 (\$205,000.00) DOLLARS and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we,

ANTHONY P. MARINO and wife, TERESA MARIE MARINO,

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

CHARLES STEVEN DAUGHTRY and wife, DEBORAH M. DAUGHTRY,

(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 5-A, according to the survey E. J. Marino's Resurvey of Marino's Addition to Indian Valley, as recorded in Map Book 10, page 46, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for 1992 which taxes are not due and payable until October 1, 1992 and taxes for all subsequent years.
2. Building setback line of 35 feet reserved from Vale Drive as shown by plat.
3. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 102, page 55; Deed Book 119, page 297; Deed Book 102, page 53; and Deed Book 129, page 565 in said Probate Office.

\$184,500.00 of the consideration stated herein is being paid from the proceeds of a loan closed on the date hereof.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it

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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 we do, for ourselves and for our heirs, executors, administrators and assigns covenant with the said Grantees, their heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24 day of April, 1992.

 (Seal)
ANTHONY P. MARINO

 (Seal)
TERESA MARIE MARINO

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that ANTHONY P. MARINO and wife, TERESA MARIE MARINO, 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 the 24th day of April, 1992.


Notary Public
My Commission Expires:
MY COMMISSION EXPIRES JANUARY 22, 1996

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