

This instrument was prepared by

(Name) Jones & Waldrop  
1009 Montgomery Highway  
(Address) Birmingham, Al. 35216  
#142/92

Send Tax Notice To: Donald L. St. John, Jr.  
name 23 Fox Hound Trail  
Pelham, Al. 35124

address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-four thousand eight hundred and no/00 (\$84,800.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,  
James F. Haywood and his wife Patricia D. Haywood

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

Donald L. St. John, Jr. and Patricia L. St. John  
(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

Lot 23, according to the Survey of Hunters Glen, First Addition, as recorded in Map Book 6, Page 56 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$85,860 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

09-17 AM CERTIFIED  
09-07-1992-7531  
SHELBY COUNTY JUDGE OF PROBATE  
001 NO 7.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 30  
day of April, 19 92.

WITNESS:

James F. Haywood (Seal)  
Patricia D. Haywood (Seal)  
Donald L. St. John, Jr. (Seal)

James F. Haywood (Seal)  
JAMES F. HAYWOOD  
Patricia D. Haywood (Seal)  
PATRICIA D. HAYWOOD  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James F. Haywood and his wife Patricia D. Haywood whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of April, A. D., 19 92

Susan Cleff  
Notary Public  
PRECISION PRINTING 491-6568 Form 6-6-90