

(Name) Joseph David Phares  
Kandace Nicole Phares  
(Address) 117 White Cap Circle  
Alabaster, AL 35007  
  
13-7-26-3-001-068

(Name) Clayton T. Sweeney  
(Address) 2100 SouthBridge Parkway, Suite 650  
Birmingham, AL 35209

Form TICOR 5200 1-84  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of EIGHTY FIVE THOUSAND DOLLARS (\$85,000) DOLLARS

Richard D. Robins and wife, Vickie G. Robins

Joseph David Phares and Kandace Nicole Phares

Shelby

County, Alabama to-wit:

Lot 50-A of a Resurvey of Lots 46, 47, 50 and 51 of Second Sector, Portsmouth, as recorded in Map Book 6, Page 80, in the Office of the Judge of Probate in Shelby County, Alabama, except that part of said Lot 50-A more particularly described as follows:

From the Southwest corner of said Lot 50-A,, run Northeasterly along the common line between Lot 50 A and Lot 51 for a distance of 17.39 feet to the point of beginning: thence contue Northeasterly along same course for a distance of 34.68 feet; thence turn an angle right of 143 degrees 42 minutes and run southerly a distance of 22.55 feet; thence turn an angle right and run Southwesterly for a distance of 21.35 feet to the point of beginning.

\$83,922.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-08782  
05/19/1992-08782  
10:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 10.50

**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 11/7/78

day of March, 1992

**WITNESS:**

88:   
Nancy Smith

(Soul)

(Seal)

(Seal)

Richard J. Cole

Richard D. Robins

(Seal)

Seal

Jackie J Robins

Vickie G. Robins

(Seal)

**STATE OF ALABAMA**

Jefferson COUNTY

the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State.

I, \_\_\_\_\_, Clerk of the Court,  
do hereby certify that Richard D. Robins and wife, Vickie G. Robins

whereby certify that \_\_\_\_\_  
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 \_\_\_\_\_ we \_\_\_\_\_ executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 17 day of March 1892 A. D., 1992

## Notar Public

EXHIBIT "A"

Lot 50-A of a Resurvey of Lots 46, 47, 50 and 51 of Second Sector, Portsouth, as recorded in Map Book 6, Page 80, in the Office of the Judge of Probate in Shelby County, Alabama, except that part of said Lot 50-A more particularly described as follows:

From the SOuthwest corner of said Lot 50-A,, run NOrtheasterly along the common line between Lot 50 A and Lot 51 for a distance of 17.39 feet to the point of beginning; thence contue Northeasterly along same course for a distance of 34.68 feet; thence turn an angle right of 143 degrees 42 minutes and run southerly a distance of 22.55 feet; thence turn an angle right and run South-westerly for a distance of 21.35 feet to the point of beginning.

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