

✓ THIS INSTRUMENT PREPARED BY:  
James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:  
Mark S. & Nancy G. Bolan  
Route 1, Box 200  
Sterrett, AL 35147

STATE OF ALABAMA )

COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Nine Thousand and No/100 (\$9,000.00) Dollars and the assumption of the mortgage described below, to the undersigned grantor, Damon Lee Herbert, Sr., an unmarried man, in hand paid by Mark Steven Bolan and Nancy Graben Bolan, the receipt whereof is hereby acknowledged, the said Damon Lee Herbert, Sr., an unmarried man (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Mark Steven Bolan and Nancy Graben Bolan (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the NE 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 East, more particularly described as follows: Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, run North along 1/4-1/4 line for 100 feet to point of beginning; thence continue along last named course for 100 feet; thence run East for 164 feet to the West margin of County Highway 101; thence run South along said road margin for 100 feet; thence run West for 164 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 111, Page 408, and Deed Book 112, Page 111, in Probate Office.

Grantees herein assume and agree to pay that certain mortgage from Damon Lee Herbert, Sr. to First Security Mortgage Corporation dated December 28, 1989 and recorded in Real 269, Page 309, and assigned to Security Savings and Loan Association by Real 269, Page 314.

\$3,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD to 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 said Damon Lee Herbert, Sr., does for himself, his heirs and assigns, covenant with said Mark Steven Bolan and Nancy Graben Bolan, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns shall, warrant and defend the same to the said grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 21st day of May, 1992.

WITNESSES:



  
Damon Lee Herbert, Sr.

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Damon Lee Herbert, Sr., an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21st day of May, 1992 .

  
Notary Public

My Commission Expires: 29 Jun 95

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Inst # 1992-09746

06/01/1992-09746  
10:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 15.00