

This instrument was prepared by Newman & Sexton, Attorneys at Law
3021 Lorna Road, Suite 310
Birmingham, Alabama 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Forty-Four Thousand and No/100 Dollars (\$44,000.00) to the undersigned grantor, Pelham Hwy 35, an Alabama General Partnership, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Ronald C. Bryan and Mickie Bryan (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, according to the Survey of Brookshire, First Sector, a private single family, residential, estate lot, subdivision, as recorded in Map Book 16, page 33, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: 1) Taxes for the years 1992, and thereafter;
2) Easements, rights of way, covenants, restrictions, conditions, and limitations of record.

\$35,200.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan which was closed simultaneously herewith.

Grantees' Address: 1421 Secretariat Drive, Helena, AL 35080

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 Grantor does for itself and for its successors and assigns covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, the said Grantor by its General Partner, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of May, 1992.

Pelham Hwy 35, an Alabama General
Partnership

By 
its General Partner

Inst # 1992-09758

06/01/1992-09758
12:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 18.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall H. Goggans, whose name as General Partner of Pelham Hwy 35, an Alabama General Partnership, 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 as such partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 29th day of May, 1992.



Notary Public - Larry R. Newman
My Commission expires: 1-02-96

at # 1992-09758

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