

This instrument was prepared by

Send Tax Notice To: Aubrey A. Free

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Hwy.
Birmingham, Alabama 35209

name
4938 Windwood Circle

address
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Eighty Two Thousand and no/100 (\$382,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Rosemary S. Jager and husband, Charles M. Jager,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Aubrey A. Free and Jo H. Free

(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 10, according to the Survey of Windwood Circle, as recorded in Map Book 6, page 154, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1992.

Subject to restrictions as shown by recorded Map.

Subject to 60 foot building line as shown by recorded Map.

Subject to 10 foot Easement on east and west and 20 foot easement rear, as shown by recorded Map.

Subject to restrictions appearing of record in Misc. 20, page 294, amended by Misc. 21, page 582 in the probate office of Shelby County, Alabama.

Subject to Right of Way granted to Alabama Power Company by instrument recorded in Volume 309, page 385 and Volume 341, page 510, in the Probate Office of Shelby County, Alabama.

\$202,300.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 29th day of May, 1992

WITNESS:

(Seal)

106/03/1992-10056
12:00 PM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
(Seal)

001 MJS 186.50

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb

a Notary Public in and for said County, in said State, hereby certify that Rosemary S. Jager and wife, Charles M. Jager,

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 executed the same voluntarily on the day the same bears date.

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

Larry L. Halcomb
Notary Public.

My Commission Expires January 23, 1994