

**SEND TAX NOTICE TO:**

John David Cole  
(Name) Freddie Sue O. Cole  
3372 North Wildewood Drive  
(Address) Pelham, Alabama 35124  
ID#58-11-7-36-3-000-036-030

This instrument was prepared by

Clayton T. Sweeney  
(Name) Corley, Moncus & Ward, P.C.  
2100 SouthBridge Parkway Suite 650  
(Address) Birmingham, AL 35209  
Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Seven Thousand Five Hundred and NO/100----- DOLLARS

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

Ronald B. Harrison, a single man

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

John David Cole and Freddie Sue O. Cole

(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 30, according to the Amended Map of Wildewood Village, Third Addition, as recorded in Map Book 8, Page 182, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and Mining rights excepted.

Subject to:

Advalorem taxes for the year 1992, which are a lien but not due or payable until October 1, 1992

Existing easements, restrictions, building set back lines, rights-of-way and limitations of record.

\$92,600.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-10106

06/03/1992-10106  
03:18 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MJS 11.50

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.

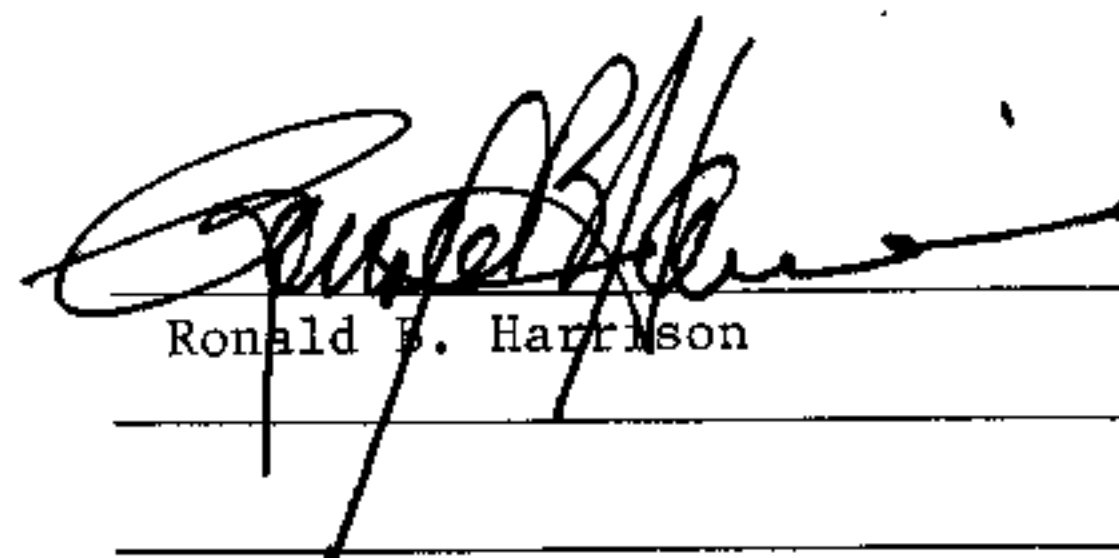
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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, I have hereunto set my hand(s) and seal(s), this 28th

day of May, 19 92.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

  
\_\_\_\_\_  
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(Seal)

STATE OF ALABAMA

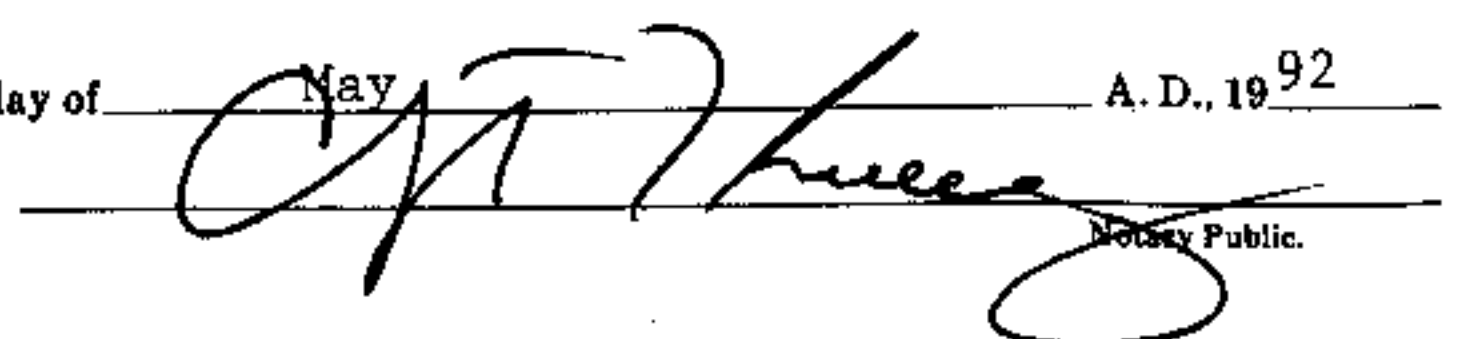
Jefferson

COUNTY

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Ronald B. Harrison, a single 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May, A. D., 19 92

My Commission Expires: 5/29/95

  
\_\_\_\_\_  
Notary Public.