



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

SEND TAX NOTICE TO:
Michael D. Drake
1457 Oak Ridge Dr.
Birmingham, AL 35242
File #920144R

This instrument was prepared by

(Name) Timothy A. Massey
(Address) 1100 East Park Drive, Suite 301
Birmingham, Alabama 35235

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty-one thousand five hundred and no/100 DOLLARS
(\$131,500.00)

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

James W. Fullington and wife, Mary W. Fullington

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

Michael D. Drake and wife, Allison K. Drake

(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 15, according to the Survey of Oak Ridge Second Sector, as recorded in Map Book 10, Page 50, in the Probate Office of Shelby County, Alabama.

Subject to 1992 ad valorem taxes and thereafter.

Subject to easements, restrictions, conditions and covenants of record, if any.

\$118,350.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-10654
06/09/1992-10654
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 20.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 22nd

day of May, 1992

WITNESS

(Seal) James W. Fullington (Seal)
(Seal) Mary W. Fullington (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Fullington & wife, Mary W. Fullington whose name 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 22 day of May, A.D. 1992

[Signature]
5/1/96 Notary Public