

This instrument was prepared by

(Name) Robert O. Driggers, Attorney
2820 Columbiana Road Suite 210
(Address) Birmingham, AL 35216

Send Tax Notice To: HAROLD D. NAVES
name
2522 Blazing Star
address
Pelham, AL 35124

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Two Thousand Nine Hundred DOLLARS

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

A. BRIAN CALHOUN and wife, MARIE PRESTON CALHOUN
(herein referred to as grantors) do grant, bargain, sell and convey unto

HAROLD D. NAVES and WILITRA L. NAVES
(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 24, according to the Survey of Chaparral, First Sector, Phase II, as recorded in Map Book 8, page 114, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1992 and thereafter.
2. 35 foot building line as shown by recorded Map.
3. 5 foot Easement on rear; 10 foot Easement on South and 7½ foot Easement on North, as shown by recorded Map.
4. Right of Way granted to Alabama Power Company by instrument recorded in Volume 329, page 304 and Volume 349, page 798, in the Probate Office of Shelby County, Alabama.
5. Restrictions appearing of record in Misc. Volume 52, page 760, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Volume 351, page 121, in the Probate Office of Shelby County, Alabama.

\$93,150.00 of the consideration recited above was paid from 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 30th day of June, 1992.

WITNESSES

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A Brian Calhoun (Seal)
A BRIAN CALHOUN
Marie Preston Calhoun (Seal)
MARIE PRESTON CALHOUN
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. BRIAN CALHOUN and wife, MARIE PRESTON CALHOUN whose names 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 30th day of June, A. D., 1992

Robert O. Driggers
Robert O. Driggers Notary Public.