

This instrument was prepared by
(Name) Anthony D. Snable, Attorney
(Address) 2700 Highway 280 South, Suite 101
Birmingham, AL 35223

Send Tax Notice To: Thomas C. Appleby
name
2585 Royal Way
address
Helena, AL 35080

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 One Hundred Nineteen Thousand Nine Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Randall W. Woodard and wife, Melissa L. Woodard

(herein referred to as grantors) do grant, bargain, sell and convey unto
Thomas C. Appleby and Karen P. Appleby

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 28, according to the Survey of Royal Oaks, Third Sector, First Addition, as recorded in Map Book 8, page 26, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year 1992.
2. Easements, conditions, restrictions and reservations of record.

\$90,000.00 of the Purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-14005

07/15/1992-14005
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 36.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 7th
day of July, 19 92

WITNESS:

(Seal)

Randall W. Woodard (Seal)
Randall W. Woodard

(Seal)

Melissa L. Woodard (Seal)
Melissa L. Woodard

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall W. Woodard and wife, Melissa L. Woodard, 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 7th day of July, A. D., 19 92