

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Pernutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice To:
Thomas E. Yirak
Jane G. Yirak
3332 Sunny Meadows Court
Birmingham, Alabama 35242

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Jefferson County

That in consideration of **One Hundred Twenty-Three Thousand Five Hundred and 00/100'S *** (\$123,500.00) Dollars** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Robert W. Buckheit, Jr. and wife, Elizabeth A. Buckheit** (herein referred to as grantors) do grant, bargain, sell and convey unto **Thomas E. Yirak and Jane G. Yirak** (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 8, according to the survey of Sunny Meadows, 2nd Sector, as recorded in Map Book 9 Page 1 A & B, in the Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

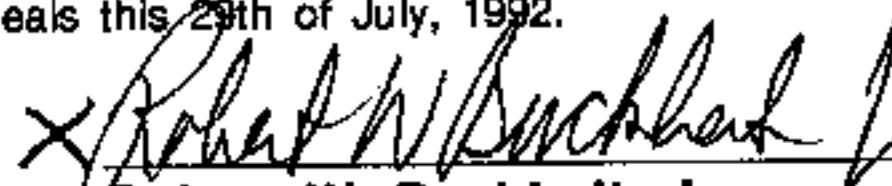
1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building setback line of 35 feet reserved from Sunny Meadows Court and stoop violates setback line as shown in survey dated May 25, 1989 by C. J. Richardson as shown by plat.
3. Public utility easements as shown by recorded plat, including 10 feet on the Westerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 57 Page 608 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 139 Page 140 and Deed Book 134 Page 514 in Probate Office.
6. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Real 1 Page 366 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 57 Page 705 and covenants pertaining thereto recorded in Misc. 57 Page 704 in Probate Office.

\$117,000.00 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 29th of July, 1992.

X  (Seal)
Robert W. Buckheit, Jr.

X  (Seal)
Elizabeth A. Buckheit

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert W. Buckheit, Jr. and wife, Elizabeth A. Buckheit 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 29th day of July, 1992.

Inst #  Notary Public
1992-15636
AFFIX SEAL

07/31/1992-15636
11:02 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 13.00