

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of TWO HUNDRED TWENTY FIVE THOUSAND and no/100'S DOLLARS (\$225,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JAMES K. ARDREY, and wife, LOUISE L. ARDREY, (herein referred to as grantors) do grant, bargain, sell and convey unto WILLIAM K. NEWMAN, and wife, KATE M. NEWMAN (grantees), as joint tenants with rights of survivorship, the following described real estate situated in Jefferson County, Alabama to wit:

LOT 31, Block 2, according to the Amended Map of Woodford, recorded in Map Book 8, page 51 A, B, C & D, in the Probate Office of Shelby County, Alabama.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted.

\$180,000.00 of the purchase price is from a purchase money first mortgage.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, and its assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and its assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of AUGUST, 1992.


JAMES K. ARDREY



LOUISE L. ARDREY

State of Alabama
Jefferson County

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that JAMES K. ARDREY and wife, LOUISE L. ARDREY, 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 10th day of AUGUST, 1992.

Notary Public:


My commission expires: 7-23-1993

Prepared by: Mark E. Tippins 14 Office Park Circle #105
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to : WILLIAM K. NEWMAN, 2913 Berkely Drive,
Birmingham, Alabama 35242

Inst # 1992-16687

08/11/1992-16687
01:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 51.50