

SEND TAX NOTICE TO:

(Name) Richard Whitten

(Address) Box 33, Houston Drive
Alabaster, AL 35207

This instrument was prepared by

(Name) Jack W. Monroe, Jr.

(Address) 2013 Kentucky Avenue, Birmingham, AL 35216

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand (\$1,000.00) DOLLARS

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

Richard Whitten and wife, Mayme Whitten

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

Richard Whitten, Mayme Whitten, and Maurice Ann Teer

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lots 32 and 33 of Deer Springs Estates - Third Addition as recorded in Map Book 6, Page 5 in the office of the Judge of Probate in Shelby County, Alabama, also that part of Lot 31 of said subdivision more particularly described as follows: Begin at the most Southerly corner of said Lot 31, said point also being the most Easterly corner of said Lot 32 and said point also being on the Northwest Right of Way Line of Houston Drive; thence in a Northwesterly direction, along the Southwest line of said Lot 31 and the Northeast line of said Lot 32, a distance of 175.0 feet to the most Westerly corner of said Lot 31, said point also being the most Northerly corner of said Lot 32; thence 90 degrees right, in a Northeasterly direction along the Northwest line of said Lot 31, a distance of 25.0 feet; thence 90 degrees right, in a Southeasterly direction, a distance of 175.0 feet to a point on the Northwest Right of Way Line of Houston Drive, said point also being on the Southeast line of said Lot 31; thence 90 degrees right, in a Southwesterly direction, along said Right of Way Line and said Southeast line, a distance of 25.0 feet to the Point of Beginning.

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

day of August, 1992

WITNESS:

(Seal)

(Seal)

(Seal)

Richard Whitten

Mayme Whitten

STATE OF ALABAMA

SHELBY

COUNTY }

I, The undersigned, a Notary Public in and for said County, in said State,

hereby certify that Richard Whitten and Mayme Whitten whose name s are 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 24th day of August, A. D. 1992

Notary Public.

08/25/1992 03:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 8.50

Inst # 1992-18055