

This instrument was prepared by

Send Tax Notice To: Glenn A. Sheffield  
name

(Name) Lamar Ham

2032 Lakemoor Drive  
address

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Birmingham, AL 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED EIGHTY THREE THOUSAND AND NO/100-----  
----- DOLLARS (\$283,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Morris E. Padgett, Jr. and wife, Amy S. Padgett

(herein referred to as grantors) do grant, bargain, sell and convey unto Glenn A. Sheffield and wife, Susan G. Sheffield

(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 19, according to the Survey of Third Addition to Riverchase Country Club,  
as recorded in Map Book 7, page 53, in the Probate Office of Shelby County,  
Alabama.

Subject to current taxes, easements, restrictions and covenants of record,  
mineral and mining rights.

\$ 202,300.00 of the purchase price was provided by a mortgage loan closed  
simultaneously herewith.

Inst # 1992-20592

09/20/1992-20592  
11:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NJS 89.50

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 31st  
day of August, 19 92.

\_\_\_\_\_  
(Seal)

Morris E. Padgett Jr. (Seal)  
Morris E. Padgett Jr.

\_\_\_\_\_  
(Seal)

Amy S. Padgett (Seal)  
Amy S. Padgett

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that  
Morris E. Padgett, Jr. and wife, Amy S. Padgett  
whose name(s) 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 31st day of August A.D., 19 92

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1993