

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

✓ Frank K. Bynum
#17 Office Park Circle
Birmingham, AL 35223

J. Whitfield Box
1475 Arrowhead Trail
Alabaster, AL 35007

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED THIRTEEN THOUSAND EIGHT HUNDRED & NO/100 (\$113,800.00) to the undersigned grantors Ronald A. Fancher and wife, Becky A. Fancher in hand paid by J. Whitfield Box and Donna Wilhelm Box, the receipt whereof is acknowledged, we, Ronald A. Fancher and wife, Becky A. Fancher (herein referred to as Grantors) grant, bargain, sell and convey unto J. Whitfield Box and Donna Wilhelm Box (herein referred to as Grantees), as joint tenants, with right of survivorship, the following real estate, situated in Shelby County, Alabama, to wit:

Lot 12, according to Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, building set-back lines, rights of way, limitations, if any, of record.

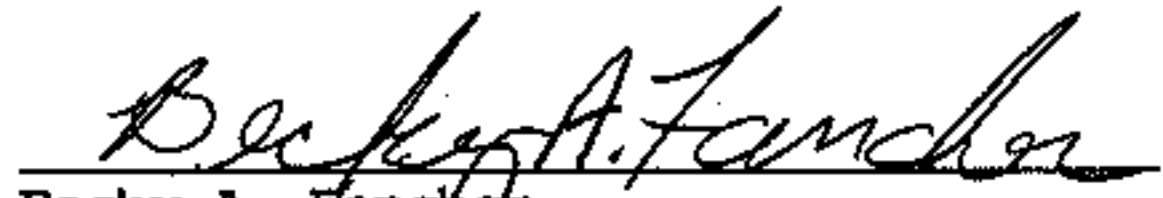
\$88,900.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 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 we 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 by 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 15th day of October, 1992.

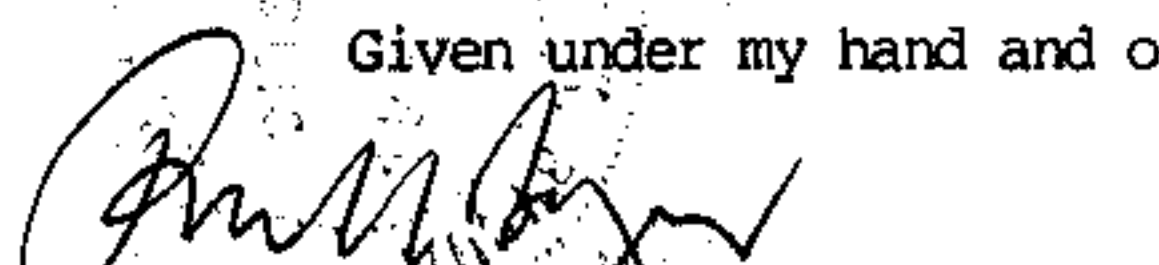

Ronald A. Fancher


Becky A. Fancher

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that Ronald A. Fancher and wife, Becky A. Fancher whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 15th day of October, 1992.


Frank K. Bynum, NOTARY PUBLIC

My Commission Expires: November 20, 1992

Inst # 1992-23829

10/19/1992-23829
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 31.50