

This instrument was prepared by

Send Tax Notice To: Walter Stephen Mott
name 1178 Country Club Dr.
Birmingham, AL. 35244
address

(Name) HOLLIMAN, SHOCKLEY, & KELLY
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of TWO HUNDRED FORTY-SEVEN THOUSAND AND NO/100 (\$247,000.00) DOLLARS

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

NANCY M. DAUGHERTY, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Walter Stephen Mott and wife, Julie Burton Mott
(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 2417 according to the survey of Riverchase Country Club, 24th Addition as recorded in Map Book 10, Page 64, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; Mineral and mining rights excepted.

SUBJECT TO:

1. Taxes for the year 1992 and subsequent years;
2. All easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any.

\$202,300.00 of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1992-25344

11/02/1992-25344
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 51.50

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, XX I have hereunto set XXMY hand(s) and seal(s), this 26th day of October, 1992.

WITNESS:

(Seal)

(Seal)

(Seal)

Nancy M. Daugherty
NANCY M. DAUGHERTY

(Seal)

(Seal)

STATE OF ~~XXXXXX~~ VIRGINIA

General Acknowledgment

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that NANCY M. DAUGHERTY, a married woman whose name is XX is signed to the foregoing conveyance, and who XX is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance XX she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of October A. D., 1992

My Commission Expires: My Commission Expires June 30, 1996

[Signature]
Notary Public.