

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law  
728 Shades Creek Parkway, Suite 120  
(Address) Birmingham, AL 35209

Send Tax Notice To: MICHAEL F. BLUM and  
SUZANNE O. BLUM  
name 5207 Jameswood Circle  
Birmingham, Alabama 35244  
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA 2083

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty Eight Thousand Five Hundred and No/100 DOLLARS  
(\$188,500.00)

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

WILLIAM THOMAS PARROTT and wife, JANINE K. PARROTT  
(herein referred to as grantors) do grant, bargain, sell and convey unto

MICHAEL F. BLUM and wife, SUZANNE O. BLUM  
(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 25, according to the Survey of Jameswood, Second Sector, as recorded in Map Book 11, Page 108, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes for the year 1993 which are a lien, but not yet due and payable until October 1, 1993.
- 2. Easements, Restrictions and Rights of way of record.

\$179,500.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-26279

11/09/1992-26279  
04:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 15.50

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 30th day of October, 1992

WITNESS:

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

William Thomas Parrott (Seal)  
WILLIAM THOMAS PARROTT  
Janine K. Parrott (Seal)  
JANINE K. PARROTT (Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM THOMAS PARROTT and wife, JANINE K. PARROTT 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 30th day of October A. D., 1992

[Signature]  
Notary Public.