

This instrument was prepared by

Send Tax Notice To: BRADFORD ALAN DIARD
name 2101 Bailey Brook Driv
Hoover, Alabama 35244
address

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

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of One Hundred Seventeen Thousand Five Hundred & No/100--- DOLLARS

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

MICHAEL C. SHORES and wife, COLLEEN O. SHORES

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

BRADFORD ALAN DIARD and DUCHESS S. DIARD

(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 32, according to the Amended Map of Riverchase West,
Dividing Ridge, as recorded in Map Book 6 page 108 in the
Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$111,600.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

Inst # 1992-27050

11/16/1992-27050
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 KJS 12.50

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 11th
day of November, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

Michael C. Shores (Seal)
MICHAEL C. SHORES

Colleen O. Shores (Seal)
COLLEEN O. SHORES

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that MICHAEL C. SHORES and COLLEEN O. SHORES
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 11th day of November A. D., 19 92

My Commission Expires: 3-10-93 James A. Holliman Notary Public.