

SEND TAX NOTICE TO:

(Name) Thomas L. Baumann
3805 Kinross Drive
 (Address) Birmingham, AL 35242

This instrument was prepared by

(Name) H. Evans Whaley
244 West Valley Avenue, Suite 200A
 (Address) Birmingham, AL 35209

Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ***Two Hundred Sixty Nine Thousand and No/100 (\$269,000.00)***** DOLLARS

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

Richard Scott Perkins and wife, Natalie C. Perkins

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

Thomas L. Baumann and wife, Brenda K. Baumann

(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 332, according to the survey of Brook Highland, an Eddleman Community, 7th Sector, as recorded in Map Book 13, Page 99 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, rights of way, reservations, agreements, and restrictions and set back lines of record.

\$215,200.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1992-27290

11/18/1992-27290
 09:09 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 HJS 60.50

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 12th day of November, 19 92

WITNESS:

 (Seal) Richard Scott Perkins (Seal)

 (Seal) Natalie C. Perkins (Seal)

 (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, H. Evans Whaley, a Notary Public in and for said County, in said State, hereby certify that Richard Scott Perkins and wife, Natalie C. Perkins whose name 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 12th day of November, A. D., 19 92

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: AUG. 12, 1995.
 BONDED THRU WESTERN SURETY CO.

Notary Public.