

This instrument was prepared by  
(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, Alabama 35209

Send Tax Notice To: Joseph P. Pruitt  
name  
107 Spinnaker Lane  
Alabaster, Alabama 35007  
address

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

1992-2561-88834  
12/03/1992-28834  
10:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
16.00  
DARS

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety thousand five hundred & No/100 (90,500.00)

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

William J. Walsh and wife, Linda M. Walsh  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Joseph P. Pruitt and Valerie W. Pruitt

(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 40, according to the Map and Survey of Portsmouth, Third Sector, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.  
Subject to taxes for 1993.  
Subject to right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 318, Page 11.  
Subject to right of way and rights to Colonial Pipeline Company as recorded in Deed Book 223, Page 431.  
Subject to reservations as shown in deed recorded in Deed Book 246, Page 97.  
Subject to terms, agreements and right of way to Alabama Power Company as recorded in Misc. Book 29, Page 406.  
Subject to Agreement with Alabama Power Company for underground residential distribution, as recorded in Misc. Book 29, Page 400.  
Subject to restrictions appearing of record in Misc. Book 29, page 557.  
Subject to 35 foot building line from Spinnaker Lane; 5 foot utility easement along the Northerly lot line, as shown on recorded plat.

\$81,450.00 of the purchase price was paid from the proceeds of 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 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 November, 19 92.

WITNESS:

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

William J. Walsh (Seal)  
William J. Walsh  
Linda M. Walsh (Seal)  
Linda M. Walsh  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that William J. Walsh and wife, Linda M. Walsh whose name S are 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 November, A. D., 19 92

Larry L. Halcomb  
Notary Public.

My Commission Expires January 23, 1994