

SEND TAX NOTICE TO:

Randall Jeff Freeman
(Name) Lisa B. Freeman
5505 Heath Row Drive
(Address) Birmingham, AL 35242

This instrument was prepared by
Clayton T. Sweeney
(Name) CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

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

That in consideration of One Hundred Twenty-five Thousand and 00/100-----DOLLARS

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

Stephen M. Astrov and wife, Lorraine A. Astrov

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

Randall Jeff Freeman and wife, Lisa B. Freeman

(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 59, according to the map and survey of Meadow Brook 11th Sector, as recorded in Map Book 9, Page 6 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1993 which are a lien but are not due and payable until October 1, 1993.

Existing easements, restrictions, set-back lines and limitations of record.

\$ 118,750.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-28968

12/04/1992-28968
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 13.00

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 hands) and seal(s), this 24th

day of November, 19 92.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Stephen M. Astrov (Seal)
Stephen M. Astrov
Lorraine A. Astrov (Seal)
Lorraine A. Astrov
[Signature] (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State,

hereby certify that Stephen M. Astrov and wife, Lorraine A. Astrov

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 24th day of November, A. D., 19 92

[Signature]
Notary Public.