

SEND TAX NOTICE TO:

(Name) Susan K. Mintz
116 Braxton Way
 (Address) Helena, AL 35080

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, AL 35209

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

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

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

Marvin Reese Cann and wife, Nancy Braid Cann

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

Susan K. Mintz, an Unmarried Woman

(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 95, according to the map and survey of Stratford Place, Phase II, Final Plat, as recorded in Map Book 12, Page 91, 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.

\$ 84,800.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-28973

12/04/1992-28973
 09:15 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 NCD 28.00

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 Hand(s) and seal(s), this 21st day of NOVEMBER, 19 92

WITNESS:

<u>Marvin Reese Cann</u> (Seal)	<u>Marvin Reese Cann</u> (Seal)
<u>Nancy Braid Cann</u> (Seal)	<u>Nancy Braid Cann</u> (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, Billie Sue Persinger, a Notary Public in and for said County, in said State, hereby certify that Marvin Reese Cann and wife, Nancy Braid Cann

whose names 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 21 day of Nov A. D., 19 92

MY COMMISSION EXPIRES MARCH 28, 1994