

This instrument was prepared by  
(Name) HOLLIMAN, SHOCKLEY, & KELLY, ATTORNEYS  
3821 Lorna Road, Suite 110  
(Address) Birmingham, Alabama 35244

Send Tax Notice To: Daniel & Sheila Borie  
name 5129 Selkirk Drive  
Birmingham, AL. 35243  
address

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTEEN THOUSAND TWO HUNDRED AND NO/100 (\$113,200.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
LAWRENCE P. JENNINGS and wife, ELLEN L. JENNINGS

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

DANIEL E. BORIE and wife, SHEILA K. BORIE

(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 4, Block 1, according to the Survey of Selkirk, a Subdivision of Inverness, as recorded in Map Book 6, Page 163, 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.

\$107,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1992-29606

12/10/1992-29606  
10:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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 4th day of December, 1992.

WITNESS:

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

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

Lawrence P. Jennings (Seal)  
LAWRENCE P. JENNINGS

Ellen L. Jennings (Seal)  
ELLEN L. JENNINGS

VALERIE K. DAVIS  
NOTARY PUBLIC

State of Kansas

MY COMM. EXPIRES 1/22/96 General Acknowledgment

KANSAS  
STATE OF ~~ALABAMA~~  
Johnson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LAWRENCE P. JENNINGS and wife, ELLEN L. JENNINGS 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 4th day of December, A. D., 1992

My Commission Expires: 1/22/96

Valerie K. Davis  
Notary Public.