

Send Tax Notice to:  
Mr. James H. Haggard  
2213 Morris Avenue  
Birmingham, AL 35203

\$000.00

This instrument was prepared by  
Karl B. Friedman, Esq.  
SIROTE & PERMUTT, P.C.  
2222 Arlington Avenue South  
Birmingham, Alabama 35205

STATE OF ALABAMA  
SHELBY COUNTY

**STATUTORY WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, **JAMES E. RILEY**, a married man, (hereinafter referred to as "Grantor"), in hand paid by **JAMES H. HAGGARD** and wife, **ANN HAGGARD** (hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantees, all of his right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

That certain tract of land described as beginning at a point on the West RW line of Montevallo AND Ashville paved highway, as now located where said RW line intersects the North line of the SW 1/4 of the SE 1/4 and the North line of the SE 1/4 of SW 1/4 of Section 35, Township 21, Range 3 West, and run thence North along the West margin of the RW of said Montevallo and Ashville public road a distance of 270 feet to an iron stob on the West RW line of said highway; run thence West 800 feet to an iron stob; run thence South 270 feet more or less to the North line of the SE 1/4 of SW 1/4 of said Section 35; thence run East along the North lines of said SE 1/4 of SW 1/4 and of the SW 1/4 of SE 1/4 of said Section 35, all in Township 21 Range 3 West, a distance of 800 feet to the point of beginning, and containing 5 acres more or less.

Inst # 1992-29651

12/10/1992-29651  
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SHELBY COUNTY JUDGE OF PROBATE  
14.00  
002 MCD

This property is not the homestead of the Grantor.

This conveyance is made subject to the following:

1. 1992 ad valorem taxes, a lien but not yet due and payable.

2. That certain Real Estate Mortgage and Security Agreement dated May 24, 1987, in favor of SouthTrust Bank of Alabama, N.A., in the original principal amount of \$50,000.00, as recorded in Book 124, Page 92, in the Probate Office of Shelby County, Alabama, which indebtedness pursuant to said mortgage shall be assumed and paid by Grantees herein.

3. All other recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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.

IN WITNESS WHEREOF, the said Grantor has hereunto set his signature and seal on this the 9th day of December, 1992.

James E. Riley  
JAMES E. RILEY

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that James E. Riley, a married man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9th day of December, 1992.

Donald P. Clark  
Notary Public

My Commission Expires: 2-15-96

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12/10/1992-29651  
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SHELBY COUNTY JUDGE OF PROBATE  
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