

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Kurt D. Close
name

2517 Blazing Star
address

Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY NINE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS (\$89,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Kyle Wayne McCain and wife, Laurie Parks McCain

(herein referred to as grantors) do grant, bargain, sell and convey unto Kurt D. Close and wife, Patricia Dawn Close

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 17, according to the Amended Map of Chaparral, First Sector, Phase I, recorded in Map Book 7, page 161, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions and covenants of record, mineral and mining rights.

\$ 85,000.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1992-30603

12/18/1992-30603

10:56 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCD 13.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 16th day of December, 19 92.

(Seal)

(Seal)

(Seal)

Kyle Wayne McCain

Laurie Parks McCain

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that Kyle Wayne McCain and wife, Laurie Parks McCain whose name(s) 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 16th day of December A.D., 19 92

note

Lamar Ham

Notary Public

MY COMMISSION EXPIRED NOVEMBER 3, 1993