

Send Tax Notice To:
Donald H. Myers
5526 Park View Circle
Birmingham, Al. 35242

This instrument was prepared by

(Name) ✓ Ruth S. Capra
2100-A SouthBridge Parkway, Suite 570
(Address) Birmingham, Alabama 35209

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Four Thousand Nine Hundred and no/100--- DOLLARS

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

Bjarne R. Kristensen, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald H. Myers and Barbara E. Myers
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby
County, Alabama to-wit:

779 Cahaba Manor Trail, Pelham, AL 35124, more particularly described as:

Lot 44, according to the Survey of Cahaba Manor Town Homes, Second Addition as recorded in Map Book 7, page 62 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

Mineral and mining rights excepted.

01/06/1993-00438
30 PM CERTIFIED
COUNTY JUDGE OF PROBATE
71.50

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, I have hereunto set my hand(s) and seal(s), this 4th
day of January, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Bjarne R. Kristensen (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bjarne R. Kristensen, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January A. D., 19 93