

SEND TAX NOTICE TO:

Curtis Upchurch  
(Name) Tammy Upchurch  
2929 Selkirk Circle  
(Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney  
CORLEY, MONCUS & WARD, P.C.  
(Address) 2100 SouthBridge Parkway, Suite 650  
Birmingham, AL 35209  
Form TITTLE 5200 1-84  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITTLE GROUP INCORPORATED

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety One Thousand and NO/100 DOLLARS

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

John F. Condron, a single man

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

Curtis Upchurch and Tammy Upchurch

(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 28, Block 1, according to the map and survey of Selkirk, a subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Office of the Judge of Probate 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.

\$ 86,400.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1993-00481

01/07/1993-00481  
08:14 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, I have hereunto set my hand(s) and seal(s), this 15th day of December, 19 92.

WITNESS:

Lois J. Harger (Seal)  
Lois J. Harger  
Janice K. Fischer (Seal)  
Janice K. Fischer (Seal)

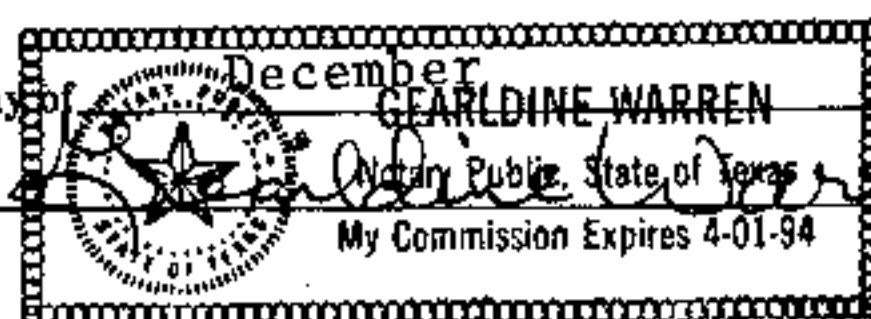
John F. Condron (Seal)  
John F. Condron (Seal)

STATE OF ALABAMA }  
AT LARGE }  
XXXXXX COUNTYX

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John F. Condron 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 15th day of December, A.D., 19 92

My Commission expires: 4-1-94



Notary Public.  
AFFIX SEAL