

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

Send Tax Notice To: Robert M. Malone, Jr.
name 2162 Baneberry Drive
Birmingham, Alabama 35244
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 Two hundred twenty thousand and No/100 (220,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Nancy E. Burns and husband, Howard Hobbs

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

Robert M. Malone, Jr. and Sandra B. Malone

(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 2725, according to the Survey of Riverchase Country Club, 27th Addition, as recorded in Map Book 11, page 56, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1993.

Subject to 35 foot building line as shown by recorded Map.

Subject to 7.5 foot easement on rear, as shown by recorded Map.

Subject to restrictions as shown by recorded Map.

Subject to right of way granted to Alabama Power Company by instrument recorded in Real 167, page 350, in the Probate Office of Shelby County, Alabama.

Subject to agreement with Alabama Power Company recorded in Real 153, page 601, in the Probate Office of Shelby County, Alabama.

Subject to restrictions regarding Alabama Power Company recorded in Real 153, page 594, in the Probate Office of Shelby County, Alabama.

Subject to restrictions appearing of record in Real 159, page 903, Misc. 14, page 536, Misc. 17, page 550, and Misc. 34, page 549, in the Probate Office of Shelby County, Alabama.

Nancy E. Burns Hobbs and Nancy E. Burns is one and the same person.

\$165,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 January, 1993.

WITNESSES
Inst # 1993-00614
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Nancy E. Burns and husband, Howard Hobbs 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 January, A. D., 1993

Larry L. Halcomb

Notary Public.