

SEND TAX NOTICE TO:

(Name) J. B. Wyngarden

(Address) 125 Emfinger Road
Montevallo, AL 35115

This instrument was prepared by

(Name) Jack W. Monroe, Jr.

2013 Kentucky Avenue

(Address) Birmingham, AL 35216

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY } COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve thousand, five hundred (\$12,500.00) DOLLARS

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

Mark W. Bice and wife, Tammy L. Bice

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

J. B. Wyngarden and Linda S. Wyngarden

(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 6, in Block 1, according to the Survey of Thomas' Addition to the Map of the Town of Aldrich, as recorded in Map Book 3, Page 52, in the Probate Office of Shelby County, Alabama.

Subject to: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Book 224, Page 78.

\$10,000 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith. Inst # 1993-02884

02/01/1993-02884
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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 28th

day of January, 19 93.

WITNESS:

(Seal)

Mark W. Bice (Seal)

Mark W. Bice

(Seal)

(Seal)

(Seal)

Tammy L. Bice (Seal)

Tammy L. Bice

STATE OF ALABAMA

JEFFERSON } COUNTY

I, Jack W. Monroe, Jr., a Notary Public in and for said County, in said State,

hereby certify that Mark W. Bice and Tammy L. Bice

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 28th day of January, A. D., 1993)

My commission expires 8-8-96.

Jack W. Monroe
Notary Public