

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Jeffrey B. Cutler
name
4013 Water Willow Lane
address
Hoover, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED SEVENTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$375,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joseph Ladrue Dorton and wife, Deborah Hudson Dorton

(herein referred to as grantors) do grant, bargain, sell and convey unto Jeffrey B. Cutler and Susan J. Cutler

(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 3009, according to the Survey of Riverchase Country Club, 30th Addition as recorded in Map Book 13 Page 88 A & B in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$ 300,000.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1993-04879

02/19/1993-04879
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

DD1 MCD B1.50

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, we have hereunto set our hand(s) and seal(s), this 17th
day of February, 19 93.

(Seal)

(Seal)

(Seal)

Joseph Ladrue Dorton (Seal)
Deborah Hudson Dorton (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 Joseph Ladrue Dorton and wife, Deborah Hudson Dorton 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 17th day of February A.D., 1993

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 2, 1993