

This instrument was prepared by

Send Tax Notice To: JOEL PRESCOTT  
name 2012 Crossvine Road  
Birmingham, Alabama 35244  
address

(Name) HOLLIMAN, SHOCKLEY & KELLY  
3821 Lorna Road, Suite 110  
(Address) Riverchase, Alabama 35244

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 One Hundred Thirty-four Thousand Five Hundred & No/100--DOLLARS  
(\$134,500.00)

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

DONALD W. BOATRIGHT and wife, SHARON L. BOATRIGHT

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

JOEL PRESCOTT and SHERRY PRESCOTT

(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 40, according to the Survey of Second Addition to Riverchase West, as recorded in Map Book 7, page 59, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$127,750.00 of the purchase price recited above paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-05114

02/22/1993-05114  
03:09 PM 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, we have hereunto set our hand(s) and seal(s), this 17th day of February, 1993

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Donald W. Boatright  
DONALD W. BOATRIGHT (Seal)

Sharon L. Boatright  
SHARON L. BOATRIGHT (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DONALD W. BOATRIGHT and SHARON L. BOATRIGHT 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.

OFFICIAL SEAL

Given under my hand and official seal this 17th day of February, A. D., 1993

My Commission Expires 8-29-94  
NOTARY PUBLIC FOR  
STATE OF ALABAMA AT LARGE  
COMMISSION EXPIRES 8-29-94

Joel Prescott  
Notary Public.