

This instrument was prepared by

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

Send Tax Notice To: RUSSELL K. STARKEY  
name 113 King Valley Road  
Pelham, Alabama 35124  
address

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 Sixty-two Thousand and No/100----- DOLLARS

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

LORENZO CUERVO and wife, AIDA S. CUERVO

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

RUSSELL K. STARKEY and PORCHAI STARKEY

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

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.

\$55,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst. # 1993-07741

03/22/1993-07741  
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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 herein 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 18th day of March, 19 93

WITNESS:

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

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

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

Lorenzo Cuervo  
LORENZO CUERVO (Seal)

Aida S. Cuervo  
AIDA S. CUERVO (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 LORENZO CUERVO and wife, AIDA S. CUERVO 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 18th day of March A. D., 19 93

My Commission Expires: 8-29-94

JOHN R. HOLLIMAN

NOTARY PUBLIC FOR

STATE OF ALABAMA AT LARGE

COMMISSION EXPIRES 8-29-94

EXHIBIT "A"

Commence at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 20 South, Range 3 West; run thence in an Easterly direction along the South line of said 1/4-1/4 Section for a distance of 466.90 feet; thence turn an angle to the left of  $91^{\circ} 16' 30''$  and in a Northerly direction for a distance of 102.73 feet; thence turn an angle to the right of  $90^{\circ}$  and in an Easterly direction for a distance of 40 feet to the point of beginning; from point of beginning thus obtained, thence turn an angle to the left of  $90^{\circ}$  and in a Northerly direction for a distance of 32 feet; thence turn an angle to the right of  $90^{\circ}$  and in an Easterly direction for a distance of 231.35 feet; thence turn an angle to the right of  $90^{\circ}$  and in a Southerly direction for a distance of 105 feet; thence turn an angle to the right of  $90^{\circ}$  and in a Westerly direction for a distance of 236.48 feet; thence turn an angle to the right of  $94^{\circ}$  (said angle measured from the last described course to the chord of the following course, said following course being situated on a curve concave to the left having a central angle of  $8^{\circ}$  and a radius of 524.65 feet); thence along the arc of said curve to the left in a Northerly direction for a distance of 73.25 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1993-07741

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02:24 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 15.50