

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. John J. Valin, II
6612 Remington Drive
 (Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Morris J. Princiotta, Jr.
31 Inverness Center Parkway, Suite 360
 (Address) Birmingham, Alabama 35242

Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and Twenty-Two Thousand and no/100.....(\$122,000.00). DOLLARS

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

Annette D. Christensen and husband, Brian C. Christensen
 (herein referred to as grantors) do grant, bargain, sell and convey unto

John J. Valin, II and wife, Laura B. Valin
 (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 34, according to the Survey of Quail Run, as recorded in Map Book 7,
 Page 22, in the Probate Office of Shelby County, Alabama.
 Minerals and mining rights excepted.

Subject to:

1. Taxes for 1993 & subsequent years, not yet due and payable.
2. Easements, Restrictions, Rights-of-Way, & Agreements of record.
3. 35 foot building setback line along Remington Drive as shown on recorded map.

Inst # 1993-08261

03/26/1993-08261
 01:43 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 HCD 13.00

\$115,900.00 of the purchase price received above was paid from a first purchase
 money 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 25th
 day of March, 19 93.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Annette D. Christensen (Seal)
 Annette D. Christensen
Brian C. Christensen (Seal)
 Brian C. Christensen

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Annette D. Christensen and husband, Brian C. Christensen
 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 25th day of March, A.D., 19 93

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: Nov. 3, 1995
 BONDED THRU NOTARY PUBLIC UNDERWRITERS,

Notary Public.