

43820

This instrument prepared by:
 John N. Randolph, Attorney
 Sirote & Perrott P.C.
 2222 Arlington Avenue
 Birmingham, Alabama 35205

Send Tax Notice To:
 Michael R. Humphries
 Elizabeth H. Humphries
 3624 Tall Timber Drive
 Birmingham, AL 35243

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Two Hundred Five Thousand and 00/100's *** (\$205,000.00) Dollars to the undersigned grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, **Jerry N. Burns and wife, Rebecca J. Burns** (herein referred to as grantors) do grant, bargain, sell and convey unto **Michael R. Humphries and Elizabeth H. Humphries** (herein referred to as GRANTEEES) 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 Southern Pines, 6th Sector, as recorded in Map Book 9, page 107, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Right of Way to South Central Bell Telephone as recorded in Deed Book 320, page 926.
3. Restrictions as recorded in Real Volume 45, page 117, in said Probate Office.
4. Right of Way to Alabama Power Company and South Central Bell Telephone Company.
5. A 40 foot building setback line from Cheltham Line as shown by recorded plat.
6. A 20 foot easement on all sides and across rear of Lot, as shown by recorded plat.

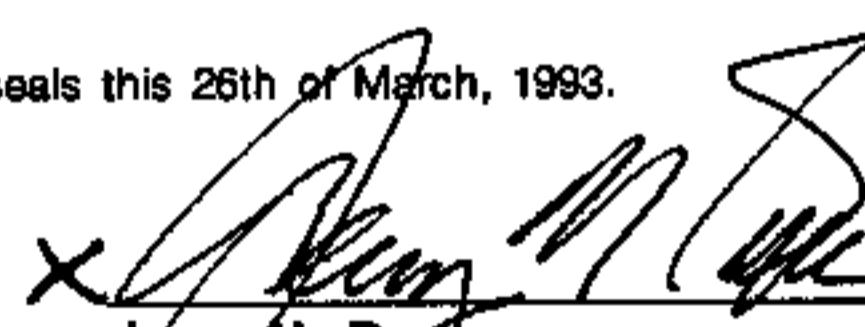
Inst # 1993-09938

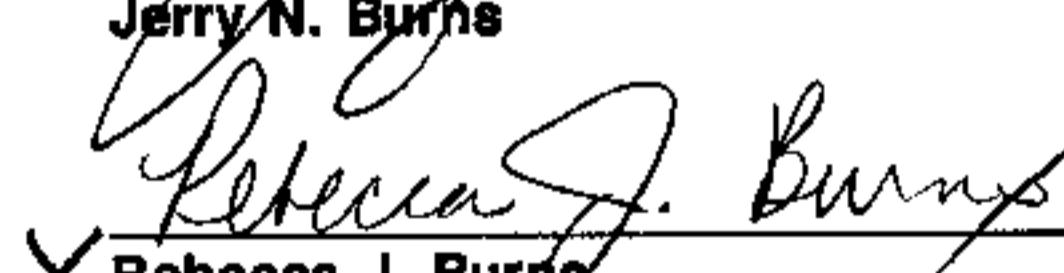
04/12/1993-09938
 12:53 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 211.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set out hands and seals this 26th of March, 1993.


 Jerry N. Burns (Seal)


 Rebecca J. Burns (Seal)

STATE OF ALABAMA
 JEFFERSON COUNTY

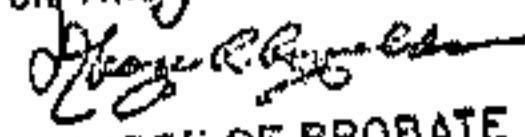
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry N. Burns and wife, Rebecca J. Burns whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March, 1993.

STATE OF ALA. JEFFERSON CO.
 I CERTIFY THIS INSTRUMENT
 WAS FILED ON

1993 MAR 29 PM 3:36

RECORDED MTG. TAX
 & S. F. TAX HAS BEEN
 PD. ON THIS INSTRUMENT


 Judge of Probate


 Notary Public
 Attest Seal

205⁰⁰
 6⁵⁰
 #21150