

This instrument was prepared by

Send Tax Notice To: JAMES O. GORMAN, JR.
name 5448 Woodford Drive
Birmingham, Alabama 35242
address

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Birmingham, 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 Two Hundred Twelve Thousand and No/100----- DOLLARS

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

LYNNE N. BRIGGS KERR, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES O. GORMAN, JR. and MARGUERITE B. GORMAN
(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 5, in Block 6, according to the Amended Map of Woodford, as recorded in Map Book 8, Pages 51 A, B, C and D, 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 condition of record, if any.

\$169,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property being conveyed herein does not constitute the homestead of the grantor nor her spouse.

LYNNE N. BRIGGS KERR is one and the same person as LYNNE N. BRIGGS.

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, I have hereunto set my hand(s) and seal(s), this 28th
day of April, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

Lynne N. Briggs Kerr (Seal)
LYNNE N. BRIGGS KERR
Inst # 1993-12295 (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

05/03/1993-12295 (Seal)
08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 49.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LYNNE N. BRIGGS KERR whose name S is is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April A. D., 19 93

My Commission Expires:

OFFICIAL SEAL
JOHN R. HOLLIMAN
NOTARY PUBLIC FOR
STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES 8-29-94

Notary Public.