

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Brian Byrne Jaeger
784 Dividing Ridge Drive
Birmingham, AL 35244

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED NINETEEN THOUSAND AND NO/100 DOLLARS (\$119,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, ROBERT CRAIG REED, AS EXECUTOR OF THE ESTATE OF CAROL JOYCE REED, DECEASED, PROBATE CASE# 31-248 (herein referred to as Grantors) do grant, bargain, sell and convey unto BRIAN BYRNE JAEGER AND JULIE L. JAEGER (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 59, according to the Survey of Riverchase West-Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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SHELBY COUNTY JUDGE OF PROBATE
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Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$90,000.00 of the purchase price recited above was paid from a 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this 30th day of April, 1993.

Robert Craig Reed as Executor
ROBERT CRAIG REED, AS EXECUTOR OF THE
ESTATE OF CAROL JOYCE REED, DECEASED,
PROBATE CASE# 31-248

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT CRAIG REED, as Executor of the Estate of CAROL JOYCE REED, Deceased - Probate Case #31-248 whose name 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, he, in her capacity as Executor of the Estate of CAROL JOYCE REED, Deceased, and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of April, 1993.


Frank K. Bynum
Notary Public

My Commission Expires: 11/02/96
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