

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, suite 100, Birmingham, Al. 35216

Send Tax Notice To: LeRoy Skinner
name

5204 Overlook Circle
address

Hoover, Al. 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of ONE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS
(\$170,000.00)

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

LOISANNE P. JACKSON, a married woman

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

LEROY SKINNER, and wife, JUNE P. SKINNER

(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 2, according to the Survey of "THE COTTAGES AT SOUTHLAKE", as recorded in Map Book 16, page 71, in the Probate Office Shelby County, Alabama; together with an undivided 1/30th interest each in and to the "COMMON AREA" as designated on the said record map; being situated in Shelby County, Alabama.

05/11/1993-13490
05:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 141.50

\$ 35,000.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.
Subject to 1993 taxes no yet due and payable.

Grantor hereby warrants that the property herein conveyed is not the Homestead of Grantor or Grantors spouse.

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 6th
day of May, 19 93.

WITNESS:

(Seal)
(Seal)
(Seal)
(Seal)

Loisanne P. Jackson (Seal)
LOISANNE P. JACKSON (Seal)

(Seal)
(Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

JUDITH JONES GARRETT

hereby certify that LOISANNE P. JACKSON

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May A. D., 19 93

Judith Jones Garrett
JUDITH JONES GARRETT
Notary Public

Inst # 1993-13490