



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) STONE, PATTON, KIERCE & FREEMAN
118 North 18th Street
(Address) Bessemer, Alabama 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of FIFTY FIVE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS
(\$55,500.00),

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

ADRIAN N. DRAPKIN and wife, SHEILDA M. DRAPKIN,

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

SIDNEY J. VANCE and ELLEN WRIGHT VANCE

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY County, Alabama to-wit:

Part of Lot 25, Block 17, of the original plan of Montevallo situated in Section 21, Township 22 South, Range 3 West, described as follows: Begin at the NE corner of Block 17 and go southerly along the right-of-way of Vine Street 99.71 feet; thence westerly and parallel to Valley Street 76.25 feet; thence northerly and parallel to Vine Street 99.71 feet to the right-of-way of Valley Street; thence easterly along said right-of-way 76.25 feet to point of beginning.

SUBJECT to 1993 Ad Valorem Taxes which constitute a lien but are not due and payable until October 1, 1993; and

Existing easements, restrictions, set-back lines, rights-of-way, limitations, if any, of record.

\$44,400.00 of the above recited consideration was furnished to grantees through a loan from First Federal Savings Bank secured by mortgage of said property executed simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And ~~if~~ we do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (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 ~~we~~ (we) will and ~~our~~ (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 my hand(s) and seal(s), this 19th day of April, 19 93.

WITNESS:

(Seal) + Adrian N. Drapkin (Seal)
Adrian N. Drapkin
(Seal) + Sheila M. Drapkin (Seal)
Sheilda M. Drapkin
(Seal) _____ (Seal)

STATE OF ALABAMA

General Acknowledgment

_____ COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Adrian N. Drapkin and Sheilda M. Drapkin, 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 19th day of April, A.D., 19 93

MY COMMISSION EXPIRES: 1-3-96

Peggy M. Law Johnston
Notary Public

1st # 1993-13616
05/12/1993-13616
01:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
18.00

STONE, PATTON, KIERCE & FREEMAN
POST OFFICE BOX 237
BESSEMER, ALABAMA 35021