

This instrument was prepared by:

PLEASE SEND TAX NOTICE TO:

OSCAR W. ADAMS, III  
Attorney at Law  
Suite 103 Brown Marx Tower  
Birmingham, Alabama 35203

Ms. Tina M. Sallis and Mr. David L. Moss  
718 Cahaba Manor Drive  
Pelham, Alabama 35124

**WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP**

STATE OF ALABAMA )  
: **KNOW ALL MEN BY THESE PRESENTS:**  
SHELBY COUNTY )

That in consideration of SIXTY ONE THOUSAND FIVE HUNDRED AND 00/100 (\$61,500.00)  
to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, us, we,  
OPAL DOWNS HEROLD, unmarried  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
TINA M. SALLIS and DAVID L. ROSS  
(herein referred to as grantee, whether one or more), as joint tenants, with right of survivorship, the following described real estate,  
situated in Shelby County, Alabama, to wit:

Lot 83, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6,  
Page 105, in the Office of the Judge of Probate of Shelby County, Alabama; being situated  
in Shelby County, Alabama.

**SUBJECT TO:**

All taxes and assessments for the year 1993 and all subsequent years.  
Public utility easements as shown by recorded plat, including 5 ft. on Easterly side of lot.  
Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book  
21 page 96 in Probate Office.  
Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in  
Deed 108 Page 379 and Deed 304 page 11 in Probate Office.  
Right(s)-of-Way(s) granted to Pelham Sewer Board by instrument(s) recorded in Deed 306 Page 946 in Probate  
Office.  
Rights of owners of property adjoining property in and to the joint or common rights in building situated on  
said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.  
Declarations of covenants relating sewer system recorded in Misc. Book 21 page 100 in Probate Office.

**PURCHASERS ARE EXECUTING SIMULTANEOUSLY HERewith A PURCHASE MONEY MORTGAGE IN FAVOR OF  
AMSOUTH MORTGAGE CO., INC. IN THE AMOUNT OF \$58,425.00.**

**TO HAVE AND TO HOLD**, unto the said TINA M. SALLIS and DAVID L. MOSS  
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 grantee 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 GRANTEES, their heirs and assigns  
forever.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 30th day of  
April, 1993.

Witnesses:

X Opal Downs Herold (Seal)  
OPAL DOWNS HEROLD  
Inst # 1993-13681

05/12/1993-13681 (Seal)  
03:45 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 10.00

STATE OF ALABAMA )  
: **General Acknowledgment**  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that OPAL DOWNS HEROLD  
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 30th day of April A. D., 1993.

Notary Public  
My Commission Expires: 10/26/96

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