

SEND TAX NOTICE TO:

(Name) Jessee Michael Bingham

(Address) 2160 Partridge Berry Road
Hoover, AL 35244

This instrument was prepared by

(Name) Claude M. Moncus
Corley, Moncus & Ward, P.C.
(Address) 2100 SouthBridge Parkway
Suite 650

Form TICOR 5200 1-84 Birmingham, AL 35209
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Five Thousand and 00/100** (\$135,000) DOLLARS

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

Ronald J. Drenning and wife, Lisa J. Drenning

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

Jessee Michael Bingham and wife, Gayle K. Bingham

(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 1, according to the Survey of Riverchase West Residential Subdivision, Third Addition, as recorded in Map Book 7, Page 139, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record, and Ad Valorem taxes for the year 1993, which said taxes are not due and payable until October 1, 1993.

\$90,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-16241

06/07/1993-16241
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 51.50

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, We have hereunto set OUR hand(s) and seal(s), this 21st day of May, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

Ronald J. Drenning (Seal)
Ronald J. Drenning
Lisa J. Drenning (Seal)
Lisa J. Drenning (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Ronald J. Drenning and wife, Lisa J. Drenning 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, A. D., 1993

My Commission Expires: 11/9/94

Gene W. Gray, Jr.
Notary Public.

Inst # 1993-16241