

This instrument was prepared by

(Name) J. Dan Taylor

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

STUART K. VINES
Send Tax Notice To: name

925 Lake Forest Circle

address
Birmingham, Al. 35244

1993-16607
Inst #

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY SIX THOUSAND AND 00/100 DOLLARS
(\$226,000.00)

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

RONALD M. CHANCE, and wife, SANDRA F. CHANCE

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

STUART K. VINES, and wife, SUSAN M. VINES

(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 1216, according to the Survey of Riverchase Country Club, Nineteenth Addition, as recorded in Map Book 9, page 59, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$ 116,000.00 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.

Inst # 1993-16607

06/09/1993-16607
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 116.50

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 4th
day of June, 19 93

WITNESS:

(Seal)

(Seal)

(Seal)

Ronald M. Chance (Seal)
RONALD M. CHANCE
Sandra F. Chance (Seal)
SANDRA F. CHANCE (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

J. DAN TAYLOR, a Notary Public in and for said County, in said State,
hereby certify that RONALD M. CHANCE, and wife, SANDRA F. CHANCE
whose name 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 4th day of June, A. D., 19 93

J. DAN TAYLOR
Notary Public.