

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 No. 19th St., B'ham, Al. 35234

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

Inst # 1993-16677

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ---Two Hundred Fifty-nine Thousand and no/100 (\$259,000.00)--- DOLLARS

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

Jimmy R. Garner and Carolyn M. Garner, husband and wife

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

John P. Holliman and Candace Y. Holliman

(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 4, according to the Survey of Heatherwood, Second Sector, as recorded in Map Book 8, page 28 A & B, in the Office of the Judge of Probate of Shelby County, Alabama; begin situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to ad valorem taxes for the current tax year.

Also subject to easements, restrictions and encumbrances of record.

\$233,000.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

Inst # 1993-16677

06/09/1993-16677
01:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 33.50

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 1st day of June, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Jimmy R. Garner
Jimmy R. Garner (Seal)

Carolyn M. Garner
Carolyn M. Garner (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy R. Garner, and wife, Carolyn M. Garner whose name s 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 1st day of June, A. D., 19 93

Notary Public.