

SEND TAX NOTICE TO:

(Name) Thomas M. Trussell
 50 Sunrise Circle
 (Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-One Thousand, Five Hundred and no/100 (\$81,500.00) DOLLARS

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

Earl Douglas Estes and wife, Ann Roney Estes

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

Thomas M. Trussell and Yvette L. Trussell

(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 23, according to Sunrise Cove, as shown by subdivision map recorded in Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama.
 Situated in Shelby County, Alabama.

Subject to taxes for 1993 and subsequent years, easements, restrictions, permits, and rights of way of record.

\$65,200.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1993-18688

06/25/1993-18688
 02:27 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 23.00

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 23rd

day of June, 19 93.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Earl Douglas Estes
 Earl Douglas Estes (Seal)

Ann Roney Estes
 Ann Roney Estes (Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Earl Douglas Estes and wife, Ann Roney Estes 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 23rd day of June, A. D., 19 93

Notary Public

Mike A

Inst # 1993-18688