

Send tax notice to:
James R. Arthur and wife,
Kathleen A. Arthur
1605 Paddock Lane
Helena, AL 35080

This instrument prepared by:
Stewart, Davis & Humphrey, P.C.
3800 Colonnade Parkway
Suite 650
Birmingham, Alabama 35243

Inst # 1993-19083

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-Five Thousand and No/100 Dollars (\$55,000.00) in hand paid to the undersigned Daniel H. Brannon and wife, Mary W. Brannon (hereinafter referred to as the "Grantors") by James R. Arthur and wife, Kathleen A. Arthur (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Crystal Lake Estates, Phase I, as recorded in Map Book 12, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1993.
2. Restrictions appearing of record in Real Volume 191, Page 180.
3. Title to all minerals and mining rights not owned by the grantor, it being the intention of grantor to convey only such mineral and mining rights as they might own without warranty.
4. 60' road Right-of-Way running across Southwest corner of lot; 10' paved drive running East and West through subject property, as shown on recorded map.

(\$42,250.00 of the purchase price was paid from a mortgage loan given simultaneously herewith.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except

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as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 17th day of June, 1993.



Daniel H. Brannon



Mary W. Brannon

STATE OF ALABAMA)

)

JEFFERSON COUNTY)

)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Daniel H. Brannon, and wife, Mary W. Brannon, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of June, 1993.



Notary Public

[NOTARIAL SEAL]

My Commission expires: 1/26/94

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