

THIS INSTRUMENT PREPARED BY:

Frank K. Bynum  
#17 Office Park Circle  
Birmingham, AL 35223

SEND TAX NOTICE TO:

John Lance Guinn  
577 Russet Bend Drive  
Hoover, AL 35244

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED THIRTY THREE THOUSAND NINE HUNDRED & NO/100 (\$133,900.00) to the undersigned grantors William C. Ledbetter and wife, Ann Morrow Ledbetter in hand paid by John Lance Guinn and Debra Ann Guinn, the receipt whereof is acknowledged, we, William C. Ledbetter and wife, Ann Morrow Ledbetter (herein referred to as Grantors) grant, bargain, sell and convey unto John Lance Guinn and Debra Ann Guinn (herein referred to as Grantees), as joint tenants, with right of survivorship, the following real estate, situated in Shelby County, Alabama, to wit:

Lot 5, according to the Survey of A Residential Subdivision Russet Bend, as recorded in Map Book 11, Page 52, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, building set-back lines, rights of way, limitations, if any, of record.

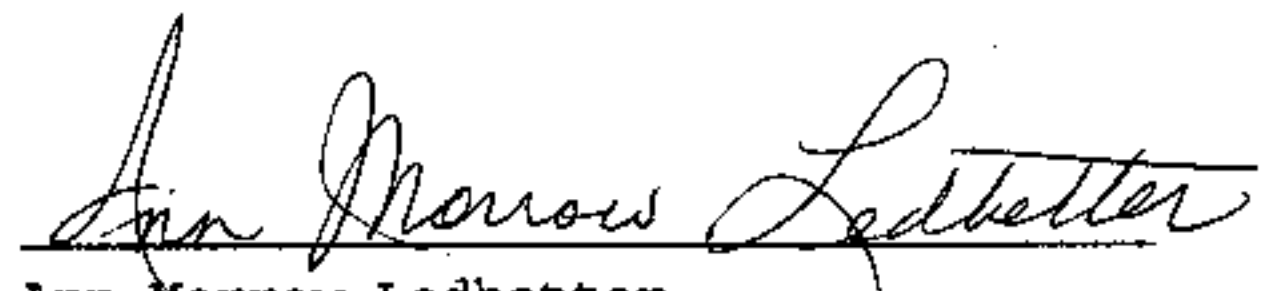
\$119,700.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and by 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 hands and seals, this 25th day of June, 1993.

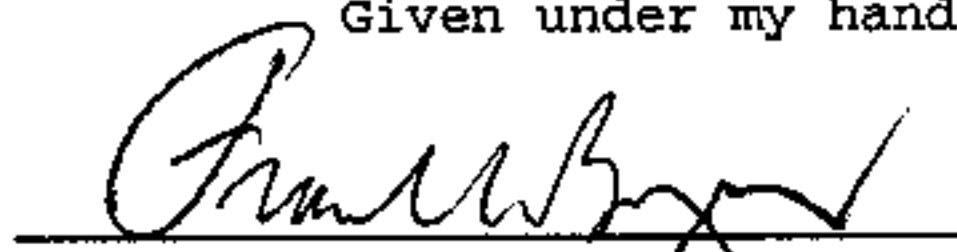
  
William C. Ledbetter

  
Ann Morrow Ledbetter

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that William C. Ledbetter and wife, Ann Morrow Ledbetter whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 25th day of June, 1993.

  
Frank K. Bynum, NOTARY PUBLIC

My Commission Expires: November 20, 1996

07/02/1993-19512  
12:34 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 23.00