

This instrument was prepared by

(Name) Robert O. Driggers, Attorney  
2820 Columbiana Road, Suite 210  
(Address) Birmingham, AL 35216WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTYThat in consideration of Eighty Five Thousand and No/100 DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~we~~ I,  
TOMMYE D. LUNCEFORD, a married woman, formerly known as TOMMYE D. BURLESON  
(herein referred to as grantors) do grant, bargain, sell and convey unto

DANIEL KEITH SHELTON and SHIRLEY ANN SHELTON

(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, in Block 3, according to the Survey of First Addition to Indian Hills,  
Second Sector, as recorded in Map Book 5, page 7, in the Probate Office  
of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1993 and thereafter.
2. 40 foot building line as shown by recorded Map.
3. 20 foot easement on rear, as shown by recorded Map.
4. Right of way granted to Alabama Power Company by instrument recorded in Volume 238, page 385 and Volume 239, page 536, in said Probate Office.
5. Restrictions appearing of record in Volume 247, page 323, in the Probate Office of Shelby County, Alabama.

\$80,000.00 of the consideration recited above was paid by the execution of a  
Purchase Money Mortgage simultaneously herewith.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

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.

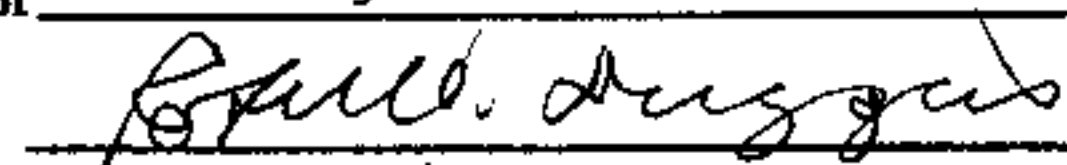
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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, I have hereunto set my hand(s) and seal(s), this 9th  
day of August, 1993

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
TOMMYE D. LUNCEFORD (Seal)\_\_\_\_\_  
(Seal)  
08/11/1993-23677  
08:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
General Acknowledgment 001 MJS 13.50

STATE OF ALABAMA

JEFFERSON COUNTYI, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that TOMMYE D. LUNCEFORD  
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance she executed the same voluntarily  
on the day the same bears date.Given under my hand and official seal this 9th day of August A. D., 1993  
Robert O. Driggers Notary Public.  
MY COMMISSION EXPIRES 5/11/94