

SEND TAX NOTICE TO:

JAMES V. PECKHAM, JR.

(Name) EMILY PECKHAM

1115 Riverchase Pkwy West

(Address) Hoover, Alabama 35244

11-7-35-0-001-011

This instrument was prepared by

Gene W. Gray, Jr.

(Name) Corley, Moncus & Ward, P.C.

2100 SouthBridge Pkwy, Ste. 650

(Address) Birmingham, AL 35209

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Five Thousand and NO/100 (\$135,000.00) DOLLARS

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

LEROY V. BERRY AND SPOUSE, GLORIA BERRY

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

JAMES V. PECKHAM AND EMILY PECKHAM

(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 40, according to the Survey of Riverchase Country Club Residential Subdivision, as recorded in Map Book 6, Page 137, and amended in Map Book 7, Page 31, and amended in Map Book 7, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1993 which are a lien, but not due and payable until October 1, 1993.

Easements, rights of way and restrictions of record.

\$114,700<sup>00</sup> of the consideration was paid from the proceeds of a mortgage loan.

Inst # 1993-23714

08/11/1993-23714  
10:26 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MJS 29.00

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 30th

day of July, 19 93.

WITNESS:

(Seal)

Leroy V. Berry

(Seal)

(Seal)

Gloria Berry

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Leroy V. Berry and spouse, Gloria Berry

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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, A.D., 1993

Gene W. Gray, Jr.

Notary Public.

My Commission expires: 11/09/94

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