

This instrument was prepared by

Send Tax Notice To: WAYNE D. MORIN  
name 147 Weatherly Way  
Alabaster, AL. 35007  
address

(Name) HOLLIMAN SHOCKLEY & KELLY ATTORNEYS  
3821 Lorna Road, Suite 110  
(Address) Birmingham, AL. 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED TEN THOUSAND AND NO/100 (\$310000.00)

DOLLARS

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

A. E. FLEET D/B/A TUCANA ENTERPRISES

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

WAYNE D. MORIN and wife, JANICE L. MORIN

(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 172, according to the Survey of Weatherly, Sector 2, Phase 2, as recorded in Map Book 14, Page 73 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$248000.00 of the purchase price is being paid by the proceeds of a mortgage loan executed and recorded simultaneously herewith.

This property is not the homestead of the grantor or his spouse.

Inst # 1993-26752  
09/02/1993-26752  
03:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HCB 70.50

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 27th day of August, 1993.

WITNESS:

(Seal)  
(Seal)  
(Seal)

A. E. FLEET D/B/A TUCANA ENTERPRISES

BY:   
A. E. FLEET  
(Seal)

STATE OF ALABAMA

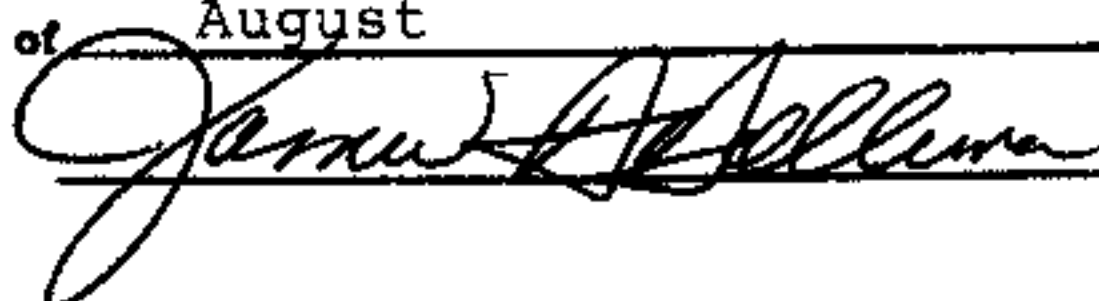
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that A. E. FLEET 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August, A. D., 1993

My Commission Expires: 3-12-97



Notary Public.