

This instrument was prepared by

Send Tax Notice To: Lee J. Ross, Sr.

(Name) Anthony D. Snable, Attorney

name
109 Cedar Cove Drive

(Address) 2700 Highway 280 South, Suite 101
Birmingham, AL 35223

address
Pelham, AL 35124

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Six Thousand Five Hundred and no/100-----DOLLARS

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

Robert Mitchell Elmore and wife, Cynthia B. Elmore

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

Lee J. Ross, Sr. and Gloria I. Ross

(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 5, in Block 2, according to the Survey of Cedar Cove - Phase II, as recorded in Map Book 9, Page 111, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year 1993.
2. Easements, conditions, restrictions and reservations of record.

\$95,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1993-27144

09/04/1993-27144
01:22 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 40.00

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 27th day of August, 1993

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Robert Mitchell Elmore (Seal)
Robert Mitchell Elmore
Cynthia B. Elmore (Seal)
Cynthia B. Elmore (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Mitchell Elmore and wife, Cynthia B. Elmore whose name 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 they 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

Anthony D. Snable
My Commission Expires: 10-21-95

Notary Public