

Send tax notice to: Bobby D. Whetstone
2125 Chestnut Oaks Dr.
Birmingham, Al. 35244

This deed was prepared by: James R. Moncus, Jr.
1318 Alford Ave.
Birmingham, Al. 35244
#93-477

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, this deed made this 23 day of August, 1993 by and between CITICORP MORTGAGE, INC., a corporation (herein referred to as Grantor) and BOBBY D. WHETSTONE and JANELLE H. WHETSTONE (hereinafter called the Grantees);

WITNESSETH THAT:

The Grantor does hereby for and in consideration of Two hundred forty-five thousand five hundred and no/100 (\$245,500.00) Dollars in hand paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate in Shelby County, Alabama, to-wit:

Lot 2503, according to the Survey of Riverchase Country Club, 25th Addition, Residential Subdivision, as recorded in Map , Book 11, Page 9 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$195,500 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Statutory rights of redemption rising from that certain foreclosure deed recorded in Instrument #1993-05392 said rights to expire February 25, 1994.

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 the Grantor does hereby covenant with Grantee, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein but not otherwise.

Inst # 1993-27603

09/10/1993-27603
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 61.00

Inst # 1993-27603

IN WITNESS WHEREOF, the Grantor, by KIMBERLY A. GENTILE, ASST V.P
ASST V. P. who is authorized to execute
this conveyance, has hereunto set its signature and seal, this the
day of August, 1993.

CITICORP MORTGAGE, INC.

BY: [Signature]

ITS KIMBERLY A. GENTILE, ASST V.P

STATE OF Missouri
COUNTY OF St. Louis

I, the undersigned, a Notary Public in and for said county in
said state, hereby certify that KIMBERLY A. GENTILE, ASST V.P
whose name as ASST. V. P. of Citicorp Mortgage,
Inc. a corporation, 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, as such officer,
and with full authority, executed the same voluntarily for and as
the act of said corporation.

Given under my hand and official seal this the 23 day of
August, 1993.

[Signature]
NOTARY PUBLIC

My commission expires: _____

KAREN MORRISSEY
NOTARY PUBLIC STATE OF MISSOURI
ST. LOUIS COUNTY

Inst # 1993-27603 MY COMMISSION EXP FEB. 25, 1995

09/10/1993-27603
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SHELBY COUNTY JUDGE OF PROBATE
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