

SEND TAX NOTICE TO:

Timothy Murray
(Name) Lisa J. Murray
5225 Kirkwall Lane
(Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney, Atty.
2700 Highway 280 East, Suite 150E
(Address) Birmingham, Alabama 35223

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }
Shelby COUNTY } : KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY EIGHT 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,

Samuel M. Hendrickson and his wife, Donna L. Hendrickson

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

Timothy Murray and Lisa J. Murray

(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 35, in Block 2, according to the Plat of Kirkwall, a Subdivision of Inverness, as recorded in Map Book 6, Page 152 A & B, 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 are not due and payable until October 1, 1993.

Existing easements, restrictions, set-back lines and limitations of record.

\$ 169,550.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1993-27996

09/13/1993-27996
06:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 KJS 17.50

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, we have hereunto set our hand(s) and seal(s), this 16th day of August, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Samuel M. Hendrickson (Seal)
Samuel M. Hendrickson
Donna L. Hendrickson (Seal)
Donna L. Hendrickson

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Samuel M. Hendrickson and his wife, Donna L. Hendrickson 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 the day the same bears date.

Given under my hand and official seal this 16th day of August, A.D., 19 93

Clayton T. Sweeney
Notary Public.

MY COMMISSION EXPIRES: 5/29/95

Inst # 1993-27996

CLAYTON T. SWEENEY
2700 HWY 280 EAST
STE. 150E
BHAM