

SEND TAX NOTICE TO:

(Name) Robert L. Yarbrough(Address) 2436 5th St. N.W.
Bham, AL 35215

This instrument was prepared by

(Name) W. Alan Summers
1275 Center Point Road
(Address) Birmingham, Alabama 35215

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-two Thousand Five Hundred and 00/100 (\$32,500) DOLLARS

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

Blanche Bridges Murphy Bonner, by and through her attorney in fact,
Ann B. Yarbrough

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

Robert L. Yarbrough and wife, Ann B. Yarbrough

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Begin at the Southeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 20, Township 24 North, Range 15 East, thence run along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section South 89°16'49" West a distance of 108.79 feet to contour elevation 397; thence run along said elevation 397 the following course; North 55°57'11" West a distance of 138.45 feet, North 41°52'11" West a distance of 265.75 feet, North 38°10'12" West a distance of 215.03 feet, North 23°33'12" West a distance of 105.00 feet, North 7°03'48" East a distance of 75.0 feet to the end of said elevation 397 course; thence South 89°50'02" East a distance of 555.50 feet to a point on the East line of Section 20; thence South 1°01'28" West along said Section line a distance of 615.00 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 20, Township 24 North, Range 15 East, Shelby County, containing 5.64 acres.

Blanche Bridges Murphy and Blanche Bridges Murphy Bonner are one and the same person.

\$32,500.00 of the above consideration was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

10/04/1993-30483
12:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ MCD 9.50

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 13th

day of August, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

Blanche Bridges Murphy Bonner
by and through her attorney
in fact, Ann B. Yarbrough
Blanche Bridges Murphy Bonner
by and through her attorney in fact
Ann B. Yarbrough

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned Blanche Bridges Murphy Bonner, by and through her attorney a Notary Public in and for said County, in said State, hereby certify that in fact, Ann B. Yarbrough 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 she, as said attorney in fact, executed the same voluntarily and with full authority

Given under my hand and official seal this 13 day of August, A. D., 19 93

[Signature]
8/6/93
Notary Public.

Inst # 1993-30483