

This instrument prepared by:
John N. Randolph, Attorney
Skote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Harry L. Predmore
Arlene J. Predmore

STATUTORY CORPORATION FORM WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Thirty-Four Thousand and 00/100'S *** (\$34,000.00) Dollars** to the undersigned grantor, **Secor Bank, Federal Savings Bank** a corporation, in hand paid by Harry L. Predmore and Arlene J. Predmore, the receipt whereof is acknowledged, the said Secor Bank, Federal Savings Bank does by these presents, grant, bargain, sell and convey unto **Harry L. Predmore and Arlene J. Predmore**, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of The Shires, as recorded in Map Book 12, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Restrictions appearing of record in Real Volume 173, Page 840; Real Volume 179, Page 44.
3. Easement and right of way granted The Water Works Board of the City of Birmingham recorded in Real Volume 176, Page 25 and Real Volume 160, Page 9.
4. Right-of-way granted to Alabama Power Company recorded in Real Volume 292, Page 628.
5. Terms, agreements and right of way to Alabama Power Company as recorded in Real Volume 306, Page 129.
6. Right granted Alabama Power Company to construct, install, operate and maintain all conduits, cables, translosures and other appliances and facilities useful or necessary for overhead and underground transmission and distribution of electric power and for underground communication service as set forth by Instrument recorded in Real Volume 306, Page 104.

Harry L. Predmore, grantee herein, is one and the same person as Harry L. Predmore, Jr. TO HAVE AND TO HOLD, To the said Harry L. Predmore and Arlene J. Predmore, 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.

IN WITNESS WHEREOF, the said Secor Bank, Federal Savings Bank by Stanley E. Weir, Senior Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of October, 1993.

Secor Bank, Federal Savings Bank

by, Stanley E. Weir, Senior Vice President

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stanley E. Weir, Senior Vice President, of Secor Bank, Federal Savings Bank, a corporation, whose name as such officer 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 20th day of October, 1993.

Notary Public
Affix Seal

Inst # 1993-33132 EXPIRES 3/26/97

10/22/1993-33132
04:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 42.50

Inst # 1993-33132