

Jonathon E. Warren and
Katrina Warren
name 202 Goodwin Street
Columbiana, Alabama 35051
address

This instrument was prepared by
(Name) Clayton T. Sweeney
2700 Highway 280 East, Suite 150E
(Address) Birmingham, Alabama 35223

Send Tax Notice To:

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

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

That in consideration of Sixty-five thousand and 00/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Merle Salter a married woman and Esta Lee Kamplain, a married woman and
Merle Salter and Esta Lee Kamplain Co-Executrixes of the Estate of Leon Meyers
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jonathon E. Warren and Katrina Warren
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lots 6 & 7, in Block 3, according to the Survey of J. W. Johnston's Addition to the Town of Columbiana, as recorded in Map book 3, Page 24, in the Office of the Judge of Probate of Shelby County, Alabama.

Also, a part of the Northwest 1/4 of Northwest 1/4, Section 25, Township 21, Range 1 West, and described as beginning at the southeast corner of the land of J. B. Turner and which is the northeast corner of said forty acres and run thence south 100 feet; thence west 160 feet; thence north 100 feet to the said J. B. Turner land; thence east along the south line of said Tunrer Land 160 feet to the point of beginning.

Subject to:
Advalorem taxes for the year 1994 which are a lien but are not due and payable until October 1, 1994.
Existing easements, restrictions, set-back lines and limitations of record.

\$ 61,750.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.
The property conveyed herein is not the homestead of the Grantors or their spouses.

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 29th day of October, 1993.

WITNESS:
Merle Salter (Seal)
Merle Salter, As Co-Executrix of the Estate of Leon Meyers (Seal)

11/12/1993-35881
09:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
14.50
Esta Lee Kamplain (Seal)
Esta Lee Kamplain, as Co-Executrix of the Estate of Leon Meyers (Seal)

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA
Jefferson COUNTY General Acknowledgment

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Merle Salter a married woman and Esta Lee Kamplain a married woman 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 29th day of October A. D., 1993
my commission expires: 5/29/95

Notary Public.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and for said State, hereby certify that Merle Salter and Esta Lee Kamplain, whose names as Co-Executrixes of the Estate of Leon Meyers, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day such that, being informed of the contents of the conveyance, they, as such Co-Executrixes and with full authority, executed the same voluntarily for and in the capacity as such Co-Executrixes.

Given under my hand and seal of office this the 29th day of October, 1993.


NOTARY PUBLIC

My commission expires:

5-29-95

Inst # 1993-35881

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SHELBY COUNTY JUDGE OF PROBATE
002 HJS 14.50