

SEND TAX NOTICE TO:

Lennie R. Schrimsher and

(Name) Janice M. Schrimsher

1605 Wingfield Drive

(Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney

2700 Highway 280 East, Suite 150E

(Address) Birmingham, AL 35223

Form TITLE 5400 1-84

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

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Seventy-Four Thousand Five Hundred and 00/100-----Dollars

to the undersigned grantor, Alan Howard Construction, Inc. a corporation.
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Lennie R. Schrimsher and Janice M. Schrimsher

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

Shelby County, Alabama

Lot 823, according to Brook Highland, an Eddleman Community, 8th Sector, 2nd Phase, as recorded in Map Book 16, page 96 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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.

\$ 203,150.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1993-35896

11/12/1993-35896
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HJS 80.00

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Alan C. Howard who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of October 1993

ATTEST:

Alan Howard Construction, Inc.

By

Alan C. Howard

President

Secretary

STATE OF Alabama

COUNTY OF Jefferson

I, Clayton T. Sweeney

a Notary Public in and for said County in said

State, hereby certify that Alan C. Howard

whose name as

President of

Alan Howard Construction, 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

29th

day of October

19 93

My commission expires: 5/29/95

Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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