

This instrument was prepared by

(Name) Jones & Waldrop

(Address) 1009 Montgomery Highway
Birmingham, AL 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

Send Tax Notice To: Dustin R. Schlagel

name

1316 2nd Ave. S.W.

address

Alabaster, AL 35007

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTY SIX THOUSAND NINE HUNDRED AND NO/100 (\$76,900.00) DOLLARS

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

DOUGLAS C. FOX, A MARRIED MAN

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

DUSTIN R. SCHLAGEL AND WIFE, LAURA J. SCHLAGEL

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

SHELBY

County, Alabama to-wit:

LOT 2, ACCORDING TO THE MAP OF KENTON BRANT NICKERSON SUBDIVISION, AS RECORDED IN MAP BOOK 5, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: All easements, restrictions and rights of way of record, 1994 Taxes and all subsequent years.

The above described property does not represent the homestead of Douglas C. Fox nor his spouse.

Inst # 1993-38482

12/02/1993-38482
05:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOI MEL 9.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 24th

day of November, 1993

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Douglas C. Fox

DOUGLAS C. FOX

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that DOUGLAS C. FOX, A MARRIED MAN 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, HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of

November

A. D. 19 93

My Commission expires:

Linda W. Deacon

Notary Public

PRECISION PRINTING 491-6568 Form 6-6-90

STEWART TITLE