

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

7/12/20888
SEND TAX NOTICE TO:

(Name) T & T Quality Homes, Inc.
2849 Five Oaks Lane
(Address) Birmingham, AL 35243

This instrument was prepared by

(Name) Courtney Mason & Associates PC
PO BOX 360187
(Address) Birmingham, AL 35236-0187

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100ths ----- \$500.00 DOLLARS

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

Richard S. Neel and wife, Susan B. Neel

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

T & T Quality Homes, Inc.

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

Shelby County, Alabama to-wit:

Lot 289, according to the Map and Survey of Brook Highland, an Eddleman Community, Seventh Sector, as recorded in Map Book 13, Page 99, A & B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$56,000.00 of the purchase price recited above was paid from mortgage loan closed simltaneously herewith.

12/15/1993-40310
03:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 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, we have hereunto set our hand(s) and seal(s), this 3RD day of December, 1993

WITNESS:

(Seal)

(Seal)

(Seal)

Richard S. Neel (Seal)
Richard S. Neel
Susan B. Neel (Seal)
Susan B. Neel (Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard S. Neel and Susan B. Neel whose name s 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 3RD day of December, A. D., 19 93

Jefferson Title

Notary Public.

Inst # 1993-40310