

This instrument was prepared by

Send Tax Notice To: Clay Campbell  
name 104 Cedar Cove Drive  
Pelham, AL 35124  
address

(Name) HOLLIMAN, SHOCKLEY, & KELLY, ATTYS.  
3821 Lorna Road, Suite 110  
(Address) Birmingham, AL 35244

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED ELEVEN THOUSAND FIVE HUNDRED & NO/100----- DOLLARS  
(\$111,500.00)

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

LEON C. EDWARDS and wife, CAROLE H. EDWARDS

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

CLAY CAMPBELL and PENNY CAMPBELL

(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 4, according to the Map and Survey of Cedar Cove, Royal Addition, as recorded in Map Book 12, Page 66, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants, and conditions of record, if any.

\$ 105781.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

12/23/1993-41198  
10:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 14.50

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 20th day of December, 1993

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Leon C. Edwards (Seal)  
LEON C. EDWARDS  
Carole H. Edwards (Seal)  
CAROLE H. EDWARDS

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, \_\_\_\_\_ the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LEON C. EDWARDS and wife, CAROLE H. EDWARDS 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 20th day of December A. D., 19 93

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Mar. 12, 1997.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Jamie A. Williams  
Notary Public.

Inst # 1993-41198