

This instrument was prepared by

(Name) Clayton T. Sweeney
(Address) 2700 Highway 280 East, Suite 150E
Birmingham, AL 35223

Dennis E. Lipford, Jr. and
Send Tax Notice To: Kelly N. Lipford
name 621 Oak Glen Drive
Birmingham, AL 35244
address

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 One Hundred Thirty-eight Thousand Five Hundred and 00/100----- DOLLARS

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

Timothy F. Sheridan, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Dennis E. Lipford, Jr. and Kelly N. Lipford
(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 5, according to the Survey of Oak Glen, 2nd Sector, 1st Addition, as recorded in Map Book 12, Page 20, in the Office of the Judge of Probate of 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.

\$ 131,550.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-01098

01/11/1994-01098
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 15.50

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, I have hereunto set my hand(s) and seal(s), this 27th day of December, 1993

WITNESS:

Pamela A. Leaves (Seal)

Timothy F. Sheridan (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Timothy F. Sheridan, an unmarried 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 27th day of December, A. D., 1993

My commission expires: 9/30/94

Pamela A. Leaves
Notary Public.

Inst # 1994-01098

CANTON L. SHERIDAN, ATTORNEY AT LAW