



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Thousand and No/100----- DOLLARS

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

C. RANDALL WILLIAMS and wife, TAMMY F. WILLIAMS

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

DONALD H. GARDNER and GLADYS T. GARDNER

(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 15, according to the Survey of Kenton-Brant-Nickerson Subdivision, as recorded in Map Book 5, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

- SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$60,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-01366
01/12/1994-01366
03:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 38.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 5th

day of January, 19 94.

WITNESS:

(Seal) C. Randall Williams (Seal)
C. RANDALL WILLIAMS

(Seal) _____ (Seal)

(Seal) Tammy F. Williams (Seal)
TAMMY F. WILLIAMS

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 C. RANDALL WILLIAMS and TAMMY F. WILLIAMS whose names 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 **OFFICIAL SEAL** the same voluntarily on the day the same bears date.

JOHN R. HOLLIMAN
NOTARY PUBLIC FOR
STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES 8-29-94

Given under my hand and official seal this 5th day of January

MY COMMISSION EXPIRES: 8-29-94

Notary Public

Inst # 1994-01366