

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: James H. Robinson

name

#9 Monte Verde Lane

address

Montevallo, AL 35115

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY FIVE THOUSAND AND NO/100-----  
----- DOLLARS (\$75,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Stephen A. Bearden and wife, Barbara D. Bearden

(herein referred to as grantors) do grant, bargain, sell and convey unto James H. Robinson and wife, Kristie R. Robinson

(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 9, according to the survey of Monte Verde, as recorded in Map Book 6, Page 66, in Probate Office of Shelby County, Alabama.

Subject to taxes for 1994.  
Subject to 35' building line, 15 foot easement, right of way, and restrictions of record.

\$ 75,499.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-01468

01/13/1994-01468  
01:53 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 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 6th day of January, 19 94.

\_\_\_\_\_(Seal) Stephen A. Bearden (Seal)  
\_\_\_\_\_(Seal) Barbara D. Bearden (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Stephen A. Bearden and wife, Barbara D. Bearden 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 6th day of January A.D., 1994

Larry L. Halcomb Notary Public

My Commission Expires January 23, 1994

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