

SEND TAX NOTICE TO:

(Name) Terita McKenzie and Paul McKenzie

(Address) P.O. Box 284
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Newman & Sexton

(Address) 3021 Lorna Road, Suite 310, Birmingham, AL
35216

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventeen Thousand and No/100 (\$17,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John A. Arrington and wife, Ozie Pearl Arrington

(herein referred to as grantors) do grant, bargain, sell and convey unto
Paul McKenzie and wife, Terita McKenzie

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

Shelby County, Alabama to-wit:

See Attached Exhibit "A"

Subject to advalorem taxes for the year 1994, and thereafter; easements, restrictions, covenants, conditions, and rights of way of record.

\$14,886.77 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-01531

01/14/1994-01531
09:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE RCB 28.00

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 December, 19 93.

WITNESS:

_____ (Seal)

John A. Arrington (Seal)
Ozie Pearl Arrington (Seal)

_____ (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John A. Arrington and Ozie Pearl Arrington 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December, A. D., 19 93

My commission expires: 1-02-96

Larry R. Newman
Notary Public.

Inst # 1994-01531

SMS

"EXHIBIT A"

Commence at the Southeast corner of the Southwest quarter of the Northwest quarter of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama and run; thence North 01 degree 12 minutes 34 seconds West along the East line of said quarter-quarter a distance of 477.81 feet to the "POINT OF BEGINNING" of the property being described, thence continue along the last described course a distance of 100.67 feet to a point; thence North 73 degrees 02 minutes 09 seconds West a distance of 56.11 feet to a point; thence North 21 degrees 14 minutes 18 seconds East a distance of 70.08 feet to a point, thence North 54 degrees 30 minutes 22 seconds West a distance of 112.37 feet to a point, thence South 69 degrees 59 minutes 09 seconds West a distance of 118.55 feet to a point; thence South 6 degrees 57 minutes 30 seconds East a distance of 31.14 feet to a point; thence South 54 degrees 04 minutes 49 seconds West a distance of 115.47 feet to a point; thence South 17 degrees 02 minutes 43 seconds East a distance of 21.70 feet to a point; thence South 71 degrees 30 minutes 00 seconds West a distance of 105.00 feet to a point; thence South 17 degrees 30 minutes 00 seconds East a distance of 210.00 feet to a point; thence North 27 degrees 50 minutes 00 seconds East a distance of 171.60 feet to a point; thence South 89 degrees 00 minutes 00 seconds East a distance of 272.89 feet to the "POINT OF BEGINNING".

Inst # 1994-01531

OPA
Jha

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SHELBY COUNTY JUDGE OF PROBATE
002 HCD 28.00