

This instrument prepared by:
S. Kent Stewart, Attorney at Law
3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

Send Tax Notice To:
HANI EMAISH
631 Shady Brook Lane
Birmingham, AL 35226

STATE OF ALABAMA
JEFFERSON COUNTY

SURVIVORSHIP

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of NINETY-TWO THOUSAND FIVE HUNDRED AND NO/100'S DOLLARS (\$92,500.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged,

JULIE RIGNEY, AND HUSBAND, CURTIS RIGNEY

hereinafter referred to as GRANTORS, do hereby grant, bargain, sell and convey unto

HANI EMAISH AND SAMIA EMAISH

hereinafter referred to as Grantees, as joint tenants, with the right of survivorship, the following described real estate situated in SHELBY County, Alabama, being more particularly described as follows, to-wit:

Lot 6, Block 4, according to the Survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to Easements, Restrictions and Right of Ways of record.

\$83,200.00 of the consideration stated hereinabove was paid from the proceeds of a purchase money mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the 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 in and to the property described hereinabove 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 the said Grantors and for Grantors' heirs, executors and administrators do hereby covenant with the said Grantees, their heirs and assigns, that We are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that we have good right to sell and convey the same as aforesaid; that we will and for 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.

Inst # 1994-01907

01/19/1994-01907
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.50

Inst # 1994-01907

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand and seal on this the 5th day of January, 1994.

Julie Rigney
Julie Rigney
Curtis Rigney
Curtis Rigney

Inst # 1994-01907

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Julie Rigney and husband, Curtis Rigney 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 within conveyance, that they executed the same voluntarily and on the day the same bears date.

Given under my and and seal of office this 5th day of January, 1994.

Christopher P. Masley
NOTARY PUBLIC
My commission expires: 10-27-97

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