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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIX THOUSAND AND NO/100 (\$6,000.00) ----- DOLLARS
AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$75,650.00
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Larry R. McMullins, a single man

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

Joanna L. Genry and husband, Gregory L. Genry

(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 18, in Block 4, according to the survey of Willow Glen, as recorded in
Map Book 7 page 101 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. General and special taxes or assessments for 1994 and subsequent years not yet due and payable.
2. Building setback line of 35 feet reserved from Willow Glen Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including 5 feet on the Westerly and 7.5 feet on the Southerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 48 page 799; Misc. Book 28 page 194 and Map Book 7 page 101 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 172 page 549 and Deed 316 page 804 in Probate Office.
6. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed 101 page 80 in Probate Office.
7. Subdivision agreement with Plantation Pipeline recorded in Misc. Book 25 page 830 in Probate Office.

01/20/1994-02193
01:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
OO1 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 20th

day of January, 19 94.

WITNESS:

(Seal)

Larry R. McMullins
Larry R. McMullins

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Larry R. McMullins, a single 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 20th day of January, A. D., 19 94

Reggie J. Letson
Notary Public.

Inst # 1994-02193