

This instrument was prepared by

Send Tax Notice To: WILLIAM C. HERRMANN

(Name) Corley, Moncus & Ward, P.C.

name

5 PAWNEE DRIVE

address

(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

PELHAM, ALABAMA 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY SIX THOUSAND AND NO/100-----
DOLLARS (\$156,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JOHN C. MCLENDON AND DONNA J. MCLENDON

(herein referred to as grantors) do grant, bargain, sell and convey unto WILLIAM C. HERRMANN AND WIFE, SARAH J. HERRMANN

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

Shelby

County, Alabama to-wit:

THE PROPERTY CONVEYED HEREBY IS DESCRIBED ON EXHIBIT "A", ATTACHED HERETO
AND MADE A PART HEREOF.

SUBJECT TO:

Advalorem taxes for the year 1994 which are a lien, but not due and payable
until October 1, 1994.

Easements, rights of way and restrictions of record.

Inst # 1994-03525

02/02/1994-03525
02:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 31.00

\$ 136000.00

of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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 grantor 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 31st
day of January, 19 94.

(Seal)

(Seal)

(Seal)

John C. McLendon
JOHN C. MCLENDON
Donna J. McLendon
DONNA J. MCLENDON

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
JOHN C. MCLENDON AND DONNA J. MCLENDON, both single people
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 31st day of January, A.D., 1994

GENE W. GRAY, JR.

Notary Public

Exhibit "A"

A parcel of land in the SE 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama, being described as follows:

Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 2 West; thence run North along the East line of the SE 1/4 of the NE 1/4 for a distance of 328.69 feet; thence turn an angle to the left of 88 deg. 35 min. and run a distance of 306.10 feet; thence turn an angle to the left of 91 deg. 24 min. 45 sec. and run a distance of 328.68 feet; thence turn an angle to the left of 88 deg. 34 min. and run a distance of 306.13 feet to the point of beginning; being situated in Shelby County, Alabama.

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