

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, suite 100, Birmingham, Al. 35216

Send Tax Notice To: Marvin D. Sharp
name
303 Clay Pit Road
address
Montevallo, Al. 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

SEVENTY SIX THOUSAND AND 00/100

That in consideration of (\$76,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

RICHARD L. TAYLOR, and wife, DEBRA J. TAYLOR

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

MARVIN DEWAYNE SHARP, and wife, KIMBERLY K. SHARP

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

Shelby

County, Alabama to-wit:

A part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 24, Range 12 East, Shelby County, described as follows:

Begin at NW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section and run thence Southerly along the Western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 139 feet to a point; thence turn to left and run Easterly parallel with the Northern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 313 feet to a point; thence turn to the left and run Northerly parallel with the Western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 139 feet to a point on the Northern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section thence turn to the left and run Westerly along Northern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 313 feet to a point of beginning:

being situated in Shelby County, Alabama.

\$ 72,200.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements, restrictions and rights of way of record.
Subject to 1994 taxes not yet due and payable.

02/04/1994-03937
03:33 PM CERTIFIED

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 none 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 1st day of February, 1994

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, J. DAN TAYLOR

State, hereby certify that CATHY W. HYER,
whose name as ATTORNEY IN FACT

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, she as such Agent and with full authority, executed the same voluntarily for and as the act of said Principals

Given under my hand and official seal, this the 1st

day of February

19 94

General Acknowledgment

a Notary Public in and for said County in said

FOR RICHARD L. TAYLOR, and wife, DEBRA J. TAYLOR

J. DAN TAYLOR

Notary Public

Inst # 1994-03937