

This instrument was prepared by

(Name) Clayton T. Sweeney
(Address) 2700 Highway 280 East, Suite 150E
Birmingham, Alabama 35223

Send Tax Notice To: Nedra P. Ethridge and
Sterling N. Ethridge
name 1004 Gables Drive
Birmingham, AL 35244
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-two Thousand and 00/100----- DOLLARS

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

Tracy T. Metclaf, Jr., an Unmarried man

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

Nedra P. Ethridge and Sterling N. Ethridge

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

Shelby County, Alabama to-wit:

Exhibit "A" is attached here to and made a part hereof.

Subject to:

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

Existing easements, restrictions, set-back lines and limitations of record.

Inst # 1994-03985

02/07/1994-03985
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 83.00

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, I have hereunto set my hand(s) and seal(s), this 16th

day of November, 1993.

WITNESS

(Seal)

(Seal)

(Seal)

(Seal)
Tracy T. Metclaf, Jr.

(Seal)

(Seal)

GEORGIA
STATE OF ~~ALABAMA~~
Gwinnett COUNTY

General Acknowledgment

I, the undersigned, _____, a Notary Public in and for said County, in said State,

hereby certify that Tracy T. Metclaf, Jr., an unmarried 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 16 day of November A. D., 1993

My commission expires:

Notary Public.

EXHIBIT "A"

Unit 1004, Building 10, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium, and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327, Real Volume 50, Page 340, and re-recorded in Real Volume 50, Page 942, Real 165, Page 578, and amended in Real 59, Page 19, and further amended by Corporate Volume 30, Page 407, and in Real 96, Page 855, and Real 97, Page 937, and By-Laws as shown in Real Volume 27, Page 733, and then amended in Real Volume 50, Page 325, futher amended by Real 189, Page 222, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more partiucularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44, and amended in Map Book 9, Page 135, Map Book 10, Page 49, and further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.

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