

SEND TAX NOTICE TO:

Jacques A. Frym &  
(Name) Daiana Frym  
228 Industrial Park Drive  
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Anne R. Strickland, Attorney at Law

(Address) 1855 Data Drive, Suite 115, Birmingham, AL 35244

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 one hundred fifteen thousand nine hundred & no/100 ---  
(\$115,900.00)

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

ANTHONY C. JONES, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

JACQUES A. FRYM and DAIANA FRYM, Husband and Wife

(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 106, according to the Survey of Greenfield, Section 3, Phase 2,  
as recorded in Map Book 17, Page 39, in the Probate Office of Shelby  
County, Alabama.

Subject to:

1. Advalorem Taxes for the year 1994 and subsequent years, not yet due and payable.
2. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 136, Page 398; Deed Book 48, Page 626 and Final Record Volume 8.
3. Mining rights and all rights to remaining minerals in Instrument #1992-18057, and Instrument #1992-18058.
4. 35 foot building line from Industrial Park Drive; 10 foot easement on rear; 7-1/2 foot easement on South side, as shown by recorded plat.

\$104,300.00 of the purchase price was paid from the proceeds of a mortgage loan filed simultaneously herewith.

Said property is not the homestead of the Grantor's spouse, nor the homestead of the Grantor.

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 25th

day of February, 19 94

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Anthony C Jones (Seal)

ANTHONY C. JONES

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, Anne R. Strickland, a Notary Public in and for said County, in said State,

hereby certify that ANTHONY C. JONES

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 25th day of February, A. D., 19 94

My commission expires: 5/11/97

Anne R. Strickland

Notary Public.

Inst # 1994-07407

03/07/1994-07407  
03:34 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 20.50