

This instrument was prepared by

Send Tax Notice To: Cynthia A. Frey
Maria C. Martinez
name 2258 North Chandalar Dr.
Pelham, AL 35124
address

(Name) HOLLIMAN, SHOCKLEY, & KELLY, ATTORNEYS
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$117,500.) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JOE C. SCRIVNER, and wife, AMBER L. SCRIVNER

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

CYNTHIA A. FREY and MARIA C. MARTINEZ

(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 1, according to the Survey of Chanda Terrace 5th Sector, as recorded in
Map Book 14, page 10, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1994 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$ 111600.00 of the purchase price recited above was paid from the
proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-07428

03/08/1994-07428
08:23 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.50

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, we have hereunto set our hand(s) and seal(s), this 25th
day of February, 1994.

WITNESS:

(Seal)
(Seal)
(Seal)

(Seal)
JOE C. SCRIVNER
(Seal)
(Seal)
AMBER L. SCRIVNER

TEXAS
STATE OF ~~XXXXXX~~

DALLAS COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOE C. SCRIVNER and wife, AMBER L. SCRIVNER whose names 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 25 day of February, A. D., 1994.

Linda Berneburg
Notary Public.