

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

Send Tax Notice To: John M. Evon
name
1077 Chateau Drive
Helena, Alabama 35080
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 Ten Dollars & Other Valuable Consideration 19,600.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John M. Evon, Unmarried

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

John M. Evon and Rian P. Alexander

(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 41, according to the Survey of Brandywine First Sector, as recorded in Map Book 7, page 7, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1994.

Subject to 40 foot building line as shown by recorded Map.

Subject to 10 foot easement on Rear and 5 foot easement on South, as shown by recorded Map.

Subject to restrictions appearing of record in Misc. Volume 21, page 759, in the Probate Office of Shelby County, Alabama.

Subject to right of way granted to Alabama Power Company by instrument recorded in Volume 309, page 394, in the Probate Office of Shelby County, Alabama.

Inst # 1994-07615
03/09/1994-07615
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 28.50

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, I have hereunto set MY hand(s) and seal(s), this 18th
day of February, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

John M. Evon (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that John M. Evon, Unmarried 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 18th day of February A. D., 19 94

Larry L. Halcomb
Notary Public.

My Commission expires 12/31/98

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