

94030007

This instrument was prepared by

Send Tax Notice To: Todd A. Greenawalt Sr.

(Name) Jones & Waldrop
1009 Montgomery Highway
(Address) Birmingham, AL 35216
94030007

name
124 Kings Crest Ln
address Pelham, AL 35124

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of Fifty Nine Thousand Nine Hundred and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Patrick D. Conner and wife, Doris U. Conner

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

Todd A. Greenawalt, Sr., and Wanda H. Greenawalt

(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 139, according to the Map of Weatherly Windson, Sector 5, as recorded in
Map Book 14, Page 104, in the Probate Office of Shelby County, Alabama.
Subject to: All easements, restrictions and right of ways of record.
1994 Taxes and all subsequent years.

Inst # 1994-08095

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03/11/1994-08095
04:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DD1 MCD 68.50

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 sforesaid; 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 4
day of March, 19 94

WITNESS:

(Seal)

(Seal)

(Seal)

Patrick D. Conner (Seal)
Patrick D. Conner
Doris U. Conner (Seal)
Doris U. Conner

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patrick D. Conner and wife, Doris U. Conner whose name s 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 4 day of March A. D., 19 94

My commission expires: 4-30-97

Loren Blawie
Notary Public.

STEWART TITLE