

94-136
WARRANTY DEED
JOINT TENANCY

State of Alabama
County of Shelby

That in consideration of Seventy-Three Thousand and 00/100'S *** Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we,

Michael L. Shirley and Katherine R. Shirley, Husband and Wife,

herein referred to as grantor does grant bargain, sell and convey unto

Scott T. Shirley and Susan C. Shirley

as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the **County of Shelby, State of Alabama:**

Lot A, in Block 14, according to the Survey of Riverwood, Sixth Sector, as recorded in Map Book 9, page 7, in the Probate Office of Shelby County, Alabama.

SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

Inst # 1994-12809

04/20/1994-12809
09:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 12.50

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 do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned has set OUR hands and seals on this 20th day of MARCH, 1994.

Michael L. Shirley
Michael L. Shirley

Katherine R. Shirley
Katherine R. Shirley

(STATE OF ALABAMA)
(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Michael L. Shirley and Katherine R. Shirley, 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 20 day of March, 1994.
[Signature] Commission Expires 8-7-94.
Notary Public

PREPARED BY: MICHAEL GALLOWAY 1329 FORESTDALE BLVD. BIRMINGHAM, ALABAMA 35214

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