

Send Tax Notice To:  
ROBERT L. MERCER, JR.  
1708 Native Dancer Drive  
Helena, AL. 35080



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P O Box 10481 • Birmingham, AL 35201 • (205) 328-8020

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ONE HUNDRED TWENTY-EIGHT THOUSAND AND NO/100 (\$128000.00) DOLLARS

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

BEN E. LAVENDER, JR., an unmarried man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

ROBERT L. MERCER, JR. and wife, LORI D. MERCER

(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 19, according to the Survey of Dearing Downs, Tenth Addition,  
as recorded in Map Book 14, Page 86 A & B, in the Probate Office  
of Shelby County, Alabama; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

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.  
(3) Mineral and mining rights, if any.

\$ 121,600.00 of the purchase price is being paid by the proceeds  
of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-14930

05/06/1994-14930  
09:47 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOL NED 15.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 3rd  
day of May, 19 94.

WITNESS:

\_\_\_\_\_  
(Seal) BEN E. LAVENDER, JR. (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that BEN E. LAVENDER, JR., an unmarried man  
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 3rd day of May A.D., 19 94

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar. 12, 1997.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Jamie A. Allmon

Inst # 1994-14930