

SEND TAX NOTICE TO:

(Name) Eunice Tilley

(Address) 1287 Havenview Drive  
Pelham, Al 35124

This instrument was prepared by

(Name) Holliman, Shockley & Kelly, Attorneys

3821 Lorna Road, Suite 110

(Address) Birmingham, Alabama 35244

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-nine Thousand and no/100 (\$79,000.00) DOLLARS

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

D. DOUGLAS BUFF and wife, ROXANNE LAST BUFF

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

EUNICE TILLEY and KAY TILLEY KRININGER

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

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.

Dorville Douglas Buff is one and the same person as D. Douglas Buff.

Inst # 1994-14933

05/06/1994-14933  
09:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE HCB 90.00

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 3rd

day of May, 19 94.

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Dorville Douglas Buff (Seal)  
Dorville Douglas Buff

Roxanne Last Buff (Seal)  
ROXANNE LAST BUFF

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ROXANNE LAST BUFF a married woman 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 she 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

[Signature]  
Notary Public.  
8-29-94

94-14933

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dorville Douglas Buff, a married 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 the 3rd day of May, 1994.

Ann P. Marshall  
Notary Public

1994-14933

05/06/1994-14933  
09:51 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 90.00