

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  
002 NCD 90.00

Inst # 1994-17370  
05/31/1994-17370  
01:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 14.00

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

1994-14933

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 NCD 90.00

EXHIBIT "A"

A parcel of land in the SE 1/4 of the SE 1/4 of Section 13, and in the NE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows: Commence at the Southeast corner of said Section 13, thence run West along the south section line 492.12 feet to a point on the northwest side of Havenview Drive (a paved road) and the point of beginning; Thence turn right 124 deg. 10 min. 42 sec. and run northeast along the northwesterly side of Havenview Drive 46.60 feet; thence turn left 03 deg. 25 min. 31 sec. and continue along the northwesterly side of said road 88.20 feet; thence turn left 93 deg. 20 min. 29 sec. and run northwest 231.06 feet, thence turn left 90 deg. 00 min. 00 sec. and run southwest 210.00 feet, thence turn left 90 deg. 00 min. 00 sec. and run southeast 211.45 feet to a point on the west side of said paved road, thence turn left 83 deg. 14 min. 00 sec. and run northeast 76.20 feet along said road to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1994-17370

05/31/1994-17370  
01:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
OCS NCD 14.00