

This instrument was prepared by
(Name) William H. Halbrooks
(Address) 704 Independence Plaza
Birmingham, Alabama 35209

Send Tax Notice To: Wayne Fagerstrom, Jr.
name
5177 Hollow Log Lane
address
Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-Nine Thousand and no/100-----(\$159,000.00)--- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Marvin R. Mayes, Jr. and wife, Janet M. Mayes

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

Wayne Fagerstrom, Jr. and Stephanie Pratt
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Inst # 1994-18598

Lot 80, according to the Survey of Homestead, Second Sector, as recorded in Map Book 6, Page 74, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$151,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-18598

06/09/1994-18598
02:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 16.50

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 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 31st day of May, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

Marvin R. Mayes, Jr. (Seal)
Janet M. Mayes (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marvin R. Mayes, Jr. and wife, Janet M. Mayes 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 31st day of May A. D., 19 94

My commission expires: 4/21/96

William H. Halbrooks
Notary Public.