

SEND TAX NOTICE TO:

(Name) Russell B. Goodman
3210 Mountain Ridge Circle
 (Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Anne R. Strickland
 (Address) 1855 Data Drive, Suite 115, Birmingham, AL 35244

Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Eighty Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Leo Paul Semes and wife, Jill K. Meyer

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

Russell B. Goodman and Sarah A. Goodman

(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 9, according to the Survey of Mountain Ridge Estates, 1st Sector, as recorded in Map Book 7, Page 100, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to all easements, restrictions, encumbrances and rights of way of record; taxes for 1994 and subsequent years not yet due and payable.

\$224,000.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

Inst # 1994-20222
 06/27/1994-20222
 09:23 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DOL MCD 64.50

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 23rd day of June, 1994.

WITNESS:
Leo Paul Semes (Seal) Jill K Meyer (Seal)
Leo Paul Semes (Seal) Jill K. Meyer (Seal)
 _____ (Seal) _____ (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, Anne R. Strickland, a Notary Public in and for said County, in said State, hereby certify that Leo Paul Semes and Jill K. Meyer 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 23rd day of June, A. D., 1994
 My commission expires: 5-11-97
Anne R. Strickland
 Anne R. Strickland Notary Public.

1994-20222