

This instrument was prepared by

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

Send Tax Notice To: MARK FAUTZ
name 1016 Independence Dr
Alabaster, Alabama 35007
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighteen Thousand and No/100-----DOLLARS

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

JOHN R. HOLLIMAN and wife, K. BONNIE HOLLIMAN
(herein referred to as grantors) do grant, bargain, sell and convey unto

MARK FAUTZ and VALERIE LIANNE FAUTZ
(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 93, according to the survey of Navajo Hills, Ninth Sector as recorded in Map Book 10, Page 84 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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.

\$ 68,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-20458

06/28/1994-20458
01:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 58.50

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 21st day of June, 19 94

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

JOHN R. HOLLIMAN (Seal)
K. BONNIE HOLLIMAN (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 JOHN R. HOLLIMAN and wife, K. BONNIE HOLLIMAN 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 21st day of June A. D., 19 94

My Commission Expires: 10-10-95

Rhonda Leigh Brown
Notary Public