

Craig H. Blair
(Name) Denise R. Johnson
604 Gable Drive
(Address) Birmingham, Alabama 35244

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.

(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 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 Seventy Two Thousand Five Hundred and no/100ths-----\$72,500.00 DOLLARS

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

Michael D. Rhodes and wife, Kaye W. Rhodes

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

Craig H. Blair and Denise R. Johnson, single individuals

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

Shelby County, Alabama to-wit:

Unit 604, Building 6, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10 page 177 and amended in Real Volume 27 page 733, Real Volume 50 page 327, and Real Volume 50 page 340, and amended in Real 59 page 19, and By-Laws amended in Real Volume 50 page 325, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9 pages 41 through 44 and amended in Map Book 9 page 135, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$69,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-23934

08/01/1994-23934
01:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 11.50

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 27th day of JULY, 19 94.

WITNESS:

(Seal) Michael D. Rhodes (Seal)
(Seal) Kaye W. Rhodes (Seal)
(Seal) (Seal)

STATE OF ~~ALABAMA~~ MISSISSIPPI
HINDS COUNTY }

I, BARBARA JONES, a Notary Public in and for said County, in said State, hereby certify that Michael D. Rhodes and Kaye W. Rhodes whose name 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 27TH day of July A. D., 19 94

Barbara Jones
My Commission Expires Nov. 29, 1997 Notary Public.

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