

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Clifton W. Gregory
3058 Old Stone Drive
(Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.
100 Concourse Parkway Suite 350
(Address) 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 One Hundred Forty-Three Thousand Five Hundred and No/100s DOLLARS

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

E. Stuart Conner and wife, Barbara R. Conner

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

Clifton Wayne Gregory and wife, Miriam S. Gregory

(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 23, Block 1, according to the Survey of Town of Adam Brown Phase 2,
as recorded in Map Book 8, Page 25, in the Probate Office of Shelby County,
Alabama.

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

\$ 136,300.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

Inst # 1994-26194

08/23/1994-26194
12:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 15.50

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 12th

day of August, 19 94.

WITNESS:

_____(Seal)

E. Stuart Conner

E. Stuart Conner

(Seal)

_____(Seal)

Barbara R. Conner

Barbara R. Conner

(Seal)

_____(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that E. Stuart Conner and wife, Barbara R. Conner
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 12th day of August, A. D., 19 94

My Commission Expires: COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES

3-5-95

Notary Public.