

This Instrument Prepared By:
Theresa A. Tkacik-Attorney At Law
2162 Highway 31 South
Pelham, Alabama 35124

Send Tax Notice To:
Sandra Jo Sitton Manning
1947 Southeast 37th. Court Circle
Ocala, Florida 34471

Inst # 1994-27756

09/09/1994-27756
10:46 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 HCB 13.50

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Five Hundred Dollars and No/100's (\$500.00) and other good and valuable consideration to the undersigned grantor or grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I, WILLIAM R. SITTON, a widow (herein referred to as grantors), do grant, bargain, sell and convey unto WILLIAM R. SITTON, a widow, SANDRA JO SITTON MANNING, a married woman, and JAN CLAIRE SITTON BROWN, a married woman, (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 16, Block 2, Gross's Addition to Altadena South, First Phase of First Sector, as recorded in Map Book 5, Page 122, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO: Taxes for 1994 and subsequent years.

SUBJECT TO: Easements, covenants, restrictions, permits, and right-of-ways, building set back line(s) of record.

SUBJECT TO: Liens, defects, encumbrances, and claims of record.

SUBJECT TO: Title to minerals underlying caption lands with mining rights, other rights, privileges and immunities belonging thereto.

William R. Sitton being the surviving Grantee of that certain deed recorded in Book 290, Page 693, in the Office of the Judge of Probate of Shelby County, Alabama; Mildred I. Sitton having deceased on or about November 7, 1980.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with right of survivorship, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created hereby is severed or terminated during the joint lives to 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 We do for ourselves and for our heirs, executors, and administrators covenant with said grantees their heirs and assigns, that We are seised in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that We have a good right to sell and convey the same aforesaid; that We will and 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, I have hereunto set my hand and seal this the

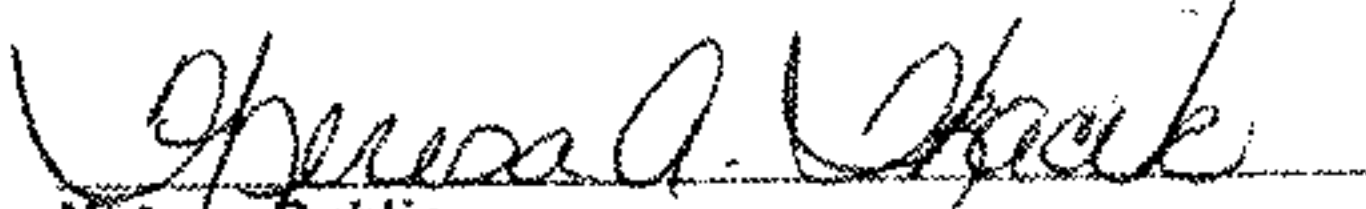
30th day of June, 1994.

William R. Sitton

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM R. SITTON, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 1994.


Notary Public
MY COMMISSION EXPIRES SEPTEMBER 10, 1997
My Commission Expires:

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