

This instrument was prepared by

Send Tax Notice To: JEFFRY G. PIROFSKY

(Name) Corley, Moncus & Ward, P.C.

name
107 TALMADGE DRIVE

(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

address
PELHAM, ALABAMA 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THREE HUNDRED FORTY SIX THOUSAND SEVEN HUNDRED EIGHTY SIX AND 50/100----- DOLLARS (\$346,786.50) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, CHARLIE F. CHANCELLOR, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto JEFFRY G. PIROFSKY AND WIFE, GISELE L. PIROFSKY

(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 3, ACCORDING TO THE MAP AND SURVEY OF OLDHAM STATION, AS RECORDED IN MAP BOOK 14, PAGE 64, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 1994.

EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THAT OF HIS SPOUSE.

Inst # 1994-30203

10/04/1994-30203

03:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 50.00

\$ 297,500.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this 28th day of September, 19 94.

(Seal)

Charlie F. Chancellor
CHARLIE F. CHANCELLOR (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that

CHARLIE F. CHANCELLOR

whose name(s) 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of September, A.D., 19 94

GENE W. GRAY, JR.

Notary Public