

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Attorneys at Law
211 22nd Street North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

BILLY R. BABER
111 CEDAR COVE LANE
PELHAM, ALABAMA 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY FIVE THOUSAND DOLLARS and 00/100 (\$95,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SUE DANIELS, AN UNMARRIED WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BILLY R. BABER and DONNA M. BABER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF OLD VIRGINIA FIRST ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993, which constitutes a lien but are not yet due and payable until October 1, 1994.
2. Restriction as shown by recorded Map.
3. Right of way to Southern Bell Telephone and Telegraph Company, recorded in Volume 320, page 895 and Volume 320, page 924, in the Probate Office of Shelby County, Alabama.
4. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

\$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

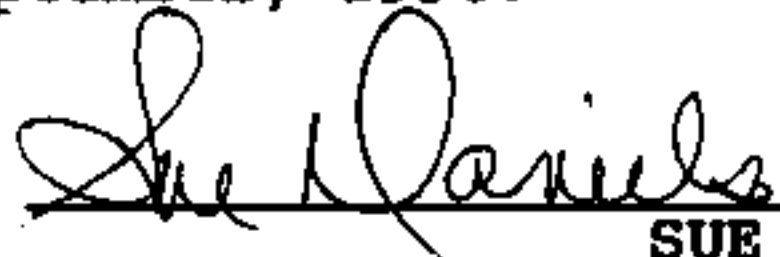
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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.

Inst # 1994-30558

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SHELBY COUNTY JUDGE OF PROBATE
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And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, SUE DANIELS, AN UNMARRIED WOMAN, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of September, 1994.


SUE DANIELS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SUE DANIELS, AN UNMARRIED WOMAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of September, 1994.


Notary Public

My commission expires: 2-19-95

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