

This instrument was prepared by

(Name) Clayton T. Sweeney
2700 Highway 280 East, Suite 290E
(Address) Birmingham, AL 35223

Send Tax Notice To: C. Wayne Adkinson
Eva B. Adkinson
name
3648 Robin Circle
Birmingham, AL 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Forty-Five Thousand and No/100's DOLLARS

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

Donald Wayne Deupree and wife, Jayne G. Deupree

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

C. Wayne Adkinson and Eva B. Adkinson

(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 44-A, according to the Resurvey of Sunny Meadows, 3rd Sector, as recorded in Map Book 9, Page 136, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable until October 1, 1994.

Existing easements, restrictions, set-back lines and limitations of record.

\$235,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-31072

10/12/1994-31072
02:30 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.50

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 ¹ hand(s) and seal(s), this 27th day of September, 19 94.

WITNESS
Charlotte R. Webb (Seal)
Jayne G. Deupree (Seal)
Shelby A. Friedman (Seal)
Donald Wayne Deupree (Seal)
Jayne G. Deupree (Seal)
Jayne G. Deupree (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Wayne Deupree and wife, Jayne G. Deupree 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 19 day of August A. D., 19 94

My Commission expires: 29 Dec 94

AFFIX SEAL

Notary Public.

1994-31072