

This instrument was prepared by

(Name) Mary Lynn Campisi

(Address) 3017 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To: Edward N. Becker
name
1612 Keeneland Drive
address
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS.

Jefferson COUNTY }

That in consideration of ONE HUNDRED THIRTEEN THOUSAND NINE HUNDRED AND NO/100----- DOLLARS (\$113,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, * ³⁵³²
Stephanie L. Woods, an unmarried woman ³⁵³³

(herein referred to as grantors) do grant, bargain, sell and convey unto Edward N. Becker and Paula S. Becker ³⁵³⁴

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 98, according to the Map and Survey of Dearing Downs, 6th Addition, Phase I, as recorded in Map Book 10, page 78, in the Probate Office of Shelby County, Alabama.

\$85,400.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

Subject to ad valorem taxes for 1995 and subsequent years, said taxes being a lien but not due and payable until October 1, 1995.

Subject to restrictions, building lines, easements, agreements and right of ways as same are filed of record.

Inst # 1994-33532

11/09/1994-33532
01:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 37.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 4th day of November, 19 94.

(Seal)

(Seal)

(Seal)

Stephanie L. Woods (Seal)
Stephanie L. Woods

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Mary Lynn Campisi, a Notary Public in and for said County, in said State, hereby certify that Stephanie L. Woods, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of November A.D., 19 94

My Commission Expires: 6/16/95

Mary Lynn Campisi

Notary Public