

SEND TAX NOTICE TO:

This instrument prepared by:
David Livingston
P.O. Box 129
Gadsden, Alabama 35092

(Name) A. Wayne Till and Zona H. Till
(Address) 104 Moss Hill Lane, Calera, AL 35040

Warranty Deed

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of the sum of \$ 124,000.00 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, we, Joe Killingsworth, A married man (herein referred to as grantors) do grant, bargain, sell and convey unto A. Wayne Till and Zona H. Till (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 68, according to the Map of Southern Hills, Sector 6, Phase One as recorded in Map Book 17, Page 93 in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

A portion of the purchase price recited above was paid from mortgage loan closed simultaneously herewith. This property does not constitute the homestead of the Grantor nor his spouse.

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, we/I have set our/my hand(s) and seal(s), this November 8, 1994

Signed, sealed and delivered in the presence of:

Sign _____
Print _____
Sign _____
Print _____

Sign _____
Print _____
Sign _____
Print _____

Sign Joe Killingsworth (Seal)
Print Joe Killingsworth
Title _____

Sign _____ (Seal)
Print _____

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Killingsworth, a married man 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/they executed the same voluntarily on the day the same bears date.

Given under my hand on November 8, 1994.

NOTARY PUBLIC:

Sign Susan C. Burdette
Print Susan C. Burdette

{NOTARIAL SEAL}

My commission expires: 11-3-97

Inst # 1994-34183

11/16/1994-34183
10:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 33.50

Inst # 1994-34183