

NO CERTIFICATION IS MADE AS TO TITLE.

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

Send Tax Notice To: S. Clare Clements and
R. Barry Clements
name 133 Summer Circle
Birmingham, Alabama 35242
address

File # 3193

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA
Value: \$500.00

STATE OF ALABAMA
JEFFERSON COUNTY
KNOW ALL MEN BY THESE PRESENTS,
That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable/ considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
S. Clare Clements and husband, R. Barry Clements
(herein referred to as grantors) do grant, bargain, sell and convey unto
S. Clare Clements and R. Barry Clements
(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 12, Block 1, according to the Survey of Summer Place, First Sector, as recorded in Map Book 17, page 57, in the Probate Office of Shelby County, Alabama.

- SUBJECT TO:
1. Ad valorem taxes for the year 1995, which are a lien, but not yet due and payable until October 1, 1995.
 2. Easements, rights-of-way and restrictions of record.
 3. Mortgage executed to AmSouth Mortgage Company, Inc. dated January 18, 1994 and recorded as Instrument No. 1994-02966.

Inst # 1994-34534

11/21/1994-34534
08:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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 hand(s) and seal(s), this 15th
day of November, 19 94.

WITNESS:
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

S. Clare Clements (Seal)
S. Clare Clements
R. Barry Clements (Seal)
R. Barry Clements
_____(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY
General Acknowledgment
I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that S. Clare Clements and husband, R. Barry Clements
whose names 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 15th day of November, A. D., 19 94
David J. O...
Notary Public.

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