

SEND TAX NOTICE TO:

(Name) Larry J. Waldron  
Nancy H. Waldron  
(Address) 1183 Riverchase Parkway West  
Birmingham, AL 35244

This instrument was prepared by

(Name) Stewart, Davis & Humphrey, P.C.  
3800 Colonnade Parkway, Suite 650  
(Address) Birmingham, AL 35243

11-7-35-0-3-44

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Eight Thousand and 00/100----- DOLLARS

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

Richard Wilder Bonds and wife, Lyda Glover Bonds

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

Larry J. Waldron and Nancy H. Waldron

(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 29, according to the survey of Riverchase Country Club, Phase III addition residential subdivision, as recorded in Map Book 8, Page 177, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1995 which are a lien but are not due and payable until October 1, 1995.

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

\$144,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-35406

12/01/1994-35406  
01:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 32.50

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 hand(s) and seal(s), this 23rd day of November, 19 94.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Richard Wilder Bonds (Seal)  
Lyda Glover Bonds (Seal)  
Lyda Glover Bonds (Seal)

STATE OF ALABAMA

Jefferson

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Wilder Bonds and wife, Lyda Glover Bonds whose name s 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 23rd day of November, 19 94

MY COMMISSION EXPIRES OCTOBER 27, 1997

Christopher P. Muley  
Notary Public

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