

SEND TAX NOTICE TO:

(Name) Joel S. Bryant  
4328 Morningside Drive  
 (Address) Helena, Alabama 35080

This instrument was prepared by  
Leigh Beasley Simmons  
 (Name) P.O. Box 9775  
Birmingham, AL 35220-0775

(Address) \_\_\_\_\_  
 FM No. ATC 27 Rev. 5/82  
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-six thousand and 00/100 (\$96,000.00)-----DOLLARS

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

Ricky D. Shumaker and wife, Janet A. Shumaker  
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Joel S. Bryant and wife, Sharon G. Argo Bryant  
 (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 3, in Block 3, according to the Amended Map of Plantation South, First Sector, as recorded in Map Book 7, Page 173, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, limitations, rights of way, if any, of record.

\$95,793.00 of the above consideration was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

Inst # 1995-00056

01/03/1995-00056  
 10:27 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 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 30th day of December, 1994.

WITNESS:

\_\_\_\_\_  
 (Seal) Ricky D. Shumaker (Seal)  
 \_\_\_\_\_  
 (Seal) Janet A. Shumaker (Seal)  
 \_\_\_\_\_  
 (Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

I, Leigh Beasley Simmons, a Notary Public in and for said County, in said State, hereby certify that Ricky D. Shumaker and wife, Janet A. Shumaker 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 30th day of December, A. D., 1994

[Signature]  
 Notary Public.