

THIS DEED IS BEING RE-RECORDED TO REFLECT THE CORRECT NAME OF SUZANNE F. CLEMONS, GRANTEE

I HEREBY CERTIFY THIS TO BE A
TRUE AND CORRECT COPY OF
THE ORIGINAL HEREOF

This instrument was prepared by Shen Mitchell

Send Tax Notice To: Joel R. Clemons
name
904 Colonial Drive
address
Alabaster, Alabama 35007

(Name) Martin, Drummond, Woosley & Palmer, P.C.
2204 Lakeshore Drive, Suite 130
(Address) Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of One Hundred Three Thousand Five Hundred Dollars and no/100 DOLLARS

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

Timothy P. Byars and wife Lori L. Byars
(herein referred to as grantors) do grant, bargain, sell and convey unto

F.
Joel R. Clemons and wife Suzanne F. Clemons
(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 1, according to the Survey of Valley Forge, as recorded in Map Book 6, Page 60, in the Probate Office of Shelby County, Alabama.

\$ 98,300.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines rights of way, limitations, if any, of record.

Inst. # 1994-29468

09/28/1994-29468
10:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.00

Inst # 1995-02139

01/26/1995-02139
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 September, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

Timothy P. Byars (Seal)
Timothy P. Byars (Seal)
Lori L. Byars (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Hubert E. Rawson, Jr., a Notary Public in and for said County, in said State, hereby certify that Timothy P. Byars and wife Lori L. Byars whose name 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 by they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September, A.D., 19 94

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 6, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Hubert E. Rawson, Jr.
Notary Public.