

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Send Tax Notice To: GREGORY THOMAS LEE and
DEBORAH DENISE LEE
name
1276 Willow Creek Place
address
Alabaster, Alabama 35007

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Four Thousand and no/100----- DOLLARS

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

MICHAEL S. GLENN and wife, JEANNINE AHLBERG GLENN

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

GREGORY THOMAS LEE and wife, DEBORAH DENISE LEE and JESSE ARTHUR OSWALT and wife,

SHIRLEY J. OSWALT

(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 8, according to the Map and Survey of Willow Creek - Phase Two, as recorded in Map Book 9, Page 102 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 93,600.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

JEANNINE AHLBERG GLENN IS ONE AND THE SAME PERSON AS JEANNINE BERNADETTE GLENN.

01/31/1995-02731
12:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 19.00

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 27th day of January, 1995.

WITNESS:

(Seal)

(Seal)

(Seal)

Michael S. Glenn

MICHAEL S. GLENN

Jeannine Ahlberg Glenn
JEANNINE AHLBERG GLENN

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that MICHAEL S. GLENN and wife, JEANNINE AHLBERG GLENN 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 27th day of January A. D. 1995

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 12, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

James H. Holliman
Notary Public.