

95-1671

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

Inst # 1995-05425

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ANDY K. GILL
1857 2ND AVENUE
CALERA, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY ONE THOUSAND and 00/100 (\$91,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, PENNY D. VANCE-COLBURN, and HUSBAND KENNETH W. COLBURN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ANDY K. GILL and CYNTHIA R. GILL, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOTS 9, 10 AND 11, IN BLOCK 93, ACCORDING TO J.H. DUNSTAN'S MAP OF TOWN OF CALERA, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not due and payable until October 1, 1995.
2. Restrictions as recorded in Deed Book 217, page 360 in the Probate Office of Shelby County, Alabama.

PENNY VANCE IS ONE AND THE SAME PERSON AS PENNY VANCE-COLBURN.

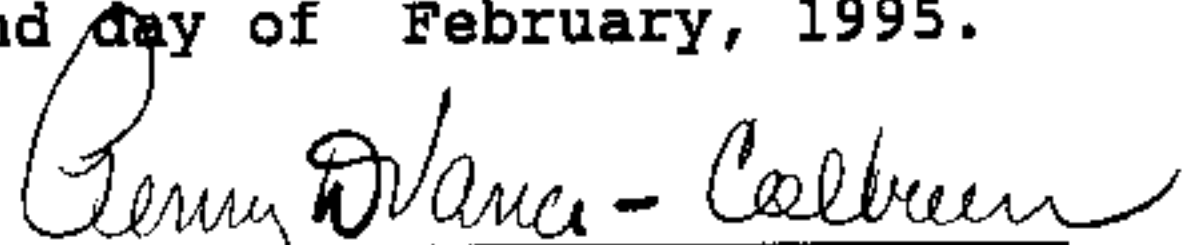
\$77,350.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

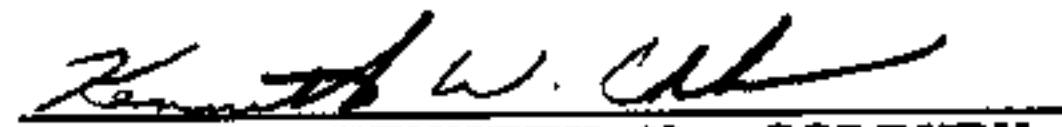
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

03/02/1995-05425
11:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 25.00

IN WITNESS WHEREOF, the said GRANTORS, PENNY D. VANCE-COLBURN and KENNETH W. COLBURN, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of February, 1995.


PENNY D. VANCE-COLBURN


KENNETH W. COLBURN

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that PENNY D. VANCE-COLBURN and KENNETH W. COLBURN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 22nd day of February, 1995.


Notary Public

My commission expires: 7/16/99

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