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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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This instrument was prepared by

(Name) Newman & Sexton

3021 Lorna Rd.

(Address) Birmingham, Al. 35216

Form 1-1-5 Rev. 5/82 #95-445-16

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred ninety-five thousand and no/100 (\$195,000.00) DOLLARS

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

Joan G. Henderson Bader and her husband Christopher P. Bader

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

Gary F. Birchfield and Juanell Birchfield

(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 17, according to the Plat of Eagle Point, First Sector, Phase I, as shown of record in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 14, Page 114 A&B; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$155,000 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1995-05521

03/03/1995-05521
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 48.50

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

day of February, 19 95

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ~~ALABAMA~~ PENNSYLVANIA

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joan G. Henderson Bader & her husband Christopher P. Bader 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February, A. D. 19 95
My commission expires July 1, 1996
CAROLE M. STEINBUCK, Notary Public
City of Philadelphia, Pennsylvania

Joan G Henderson Bader (Seal)
JOAN G. HENDERSON BADER

Christopher Bader (Seal)
CHRISTOPHER P. BADER

(Seal)

Carole M. Steinbuck
Notary Public.

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