

SEND TAX NOTICE TO:

(Name) Vicki L Honeycutt
Leslie D Parks
 (Address) 1990 Chandler Ct.
Pelham AL 35124

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

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 -Fifty Seven Thousand Five Hundred and 00/100-(\$57,500.00) DOLLARS

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

Deborah K. Cowan, an unmarried woman by and through her attorney in fact, Charles E. Cowan
and Charles E. Cowan and wife, Betsy D. Cowan

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

Vicki L. Honeycutt and Leslie D. Parks

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

See attached Exhibit "A" for legal description.

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

Subject to ad valorem taxes for the current tax year.

\$ 54,625.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

1995-09064
 04/07/1995-09064
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 SHELBY COUNTY JUDGE OF PROBATE
 002 MCB 14.00

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 31st day of March, 1995
 WITNESS:

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah K. Cowan, an unmarried woman, by and through her attorney in fact, Charles E. Cowan and Charles E. Cowan and wife, Betsy D. Cowan whose name is 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 31st day of March, A.D. 1995

Notary Public

1995-09064

EXHIBIT "A"

LEGAL DESCRIPTION

Unit "D", Building 10 of Chandalar Townhouses, Phase 2, as recorded in Map Book 7, page 166, located in the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said 1/4-1/4 Section; thence in a Northerly direction, along the East line of said 1/4-1/4 Section, a distance of 840.76 feet; thence 90 degrees left, in a Westerly direction, a distance of 81.8 feet; thence 90 degrees right, in a Northerly direction, a distance of 17.1 feet to the point of beginning; said point being further identified as the Southwest corner of said Unit "D"; thence 89 degrees, 00 minutes, 33 seconds right, in an Easterly direction along the Centerline of a party wall and the outer face of a wood fence a distance of 58.1 feet to the Southeast corner of said wood fence; thence 90 degrees left, in a Northerly direction along the East side of a wood fence common to Units "A", "B", "C", and "D", a distance of 11.6 feet to the Southwest edge of a storage building; thence 90 degrees right, in an Easterly direction along the South side of said storage building, a distance of 4.2 feet; thence 90 degrees left, in a Northerly direction along East side of said storage building, a distance of 6.4 feet; thence 90 degrees left, in a Westerly direction along North side of storage building, a distance of 4.2 feet to a point on the outer face wood fence common to Units "A", "B", "C", and "D"; thence 90 degrees right, in a Northerly direction along the East side of said wood fence a distance of 6.1 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees left, in a Westerly direction along the centerline of a wood fence and party wall common to Units "C" and "D", and another wood fence common to Units "C" and "D", a distance of 68.0 feet to a point on the outer face of a wood fence extending across the fronts of Units "A", "B", "C" and "D"; thence 90 degrees left, in a Southerly direction along the outer face of said wood fence across the front of Unit "D", a distance of 24.0 feet to the Southwest corner of said wood fence; thence 90 degrees left, in an Easterly direction along the outer face of a wood fence a distance of 9.9 feet to the point of beginning.

Situated in Shelby County, Alabama.

Inst # 1995-09064

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