

This instrument was prepared by

Send Tax Notice To: Michael E. Curry

(Name) Larry L. Halcomb

name

164 Stratford Circle

address

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Pelham, AL 35124

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY NINE THOUSAND AND NO/100-----  
----- DOLLARS (\$139,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Carl Keith Toner and wife, Julie Casey Toner

(herein referred to as grantors) do grant, bargain, sell and convey unto Michael E. Curry and wife, Paulette H. Curry

(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 Legal Description on attached Exhibit "A".

Subject to taxes for 1995.

Subject to restrictions, easements, building line, and transmission line permit, of record.

\$ 111,200.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1995-14240

06/01/1995-14240  
12:19 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 39.00

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 30th  
day of May, 19 95.

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Carl Keith Toner (Seal)  
Julie Casey Toner (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that  
Carl Keith Toner and wife, Julie Casey Toner  
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 30th day of May A.D., 19 95

My Commission Expires:  
January 23, 1996

Larry L. Halcomb

Notary Public

Inst # 1995-14240

EXHIBIT "A"

Lot 12, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14 page 69, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with that certain encroachment easement located on Lot 11 of said Subdivision as described in that certain instrument recorded as Instrument No. 1995-13903, subject to its terms and conditions.

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