

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205) 833-1571
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(205) 988-5600
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This instrument was prepared by:

(Name) COURTNEY MASON ASSOCIATES, P.C.
(Address) 1904 INDIAN LAKE DRIVE, SUITE 100
BIRMINGHAM, ALABAMA 35244

Send Tax Notice to:

(Name) RUFUS K. CLARY AND BETTY CLARY
(Address) 100 SUMMER BROOK LANE
ALABASTER, ALABAMA 35007

PARTNERSHIP WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS, (\$124,900.00)

That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND NO/100THS Dollars
to the undersigned grantor, SUMMER BROOK PARTNERSHIP a (general) (limited) partnership,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto

RUFUS K. CLARY AND WIFE, BETTY CLARY

(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 75, ACCORDING TO THE SURVEY OF SUMMER BROOK, SECTOR TWO, AS RECORDED IN MAP BOOK 18,
PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS, SET-BACK LINES, RIGHTS OF WAY,
IF ANY, OF RECORD.

\$99,920.00 OF THE ABOVE-RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED
SIMULTANEOUSLY HEREWITH.

GRANTEES' ADDRESS: 100 SUMMER BROOK LANE, ALABASTER, ALABAMA 35007

Inst # 1995-14607

06/05/1995-14607
12:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 36.00

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with the 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its General Partner(s) who are authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of JUNE 1995

SUMMER BROOK PARTNERSHIP

By *John M. Duffin* (Seal)
Partner

By _____ (Seal)
Partner

Inst # 1995-14607

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that

JACK MCDUFFIE

whose name(s) as general partner(s) of SUMMER BROOK PARTNERSHIP

a (n) ALABAMA

(general) (limited)

(state)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 1st day of JUNE, 19 95

AFFIX NOTARIAL SEAL

Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

My commission expires:

Inst # 1995-14607

06/05/1995-14607
12:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 36.00

Return To:

TO

WARRANTY DEED

(Partnership form, jointly for life with
remainder to survivor)

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

\$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

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