

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
WARNER H. CHANDLER
MARY ANN CHANDLER
5283 Birdsong Road
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED FORTY-SEVEN THOUSAND DOLLARS AND no/100's (\$147,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, we, BERT GUIBERTEAU, JR. and wife, GISELLE GUIBERTEAU, (herein referred to as grantors) do grant, bargain, sell, and convey unto WARNER H. CHANDLER AND MARY ANN CHANDLER (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 54, according to the Survey of Sunny Meadows, Second Sector, as recorded in Map Book 9, Page 1 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:
Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$ 70,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Mary Ann Chandler and Mary Ann Smith Chandler are one and the same persons.
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 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, and that I/we will and my/our heirs, executors, and administrators 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, we have hereto set our hands and seals, this the 21st day of June, 1995.

Bert Guiberteau, Jr.
BERT GUIBERTEAU, JR.
Giselle Guiberteau
GISELLE GUIBERTEAU

STATE OF Louisiana
COUNTY OF East Baton Rouge
parish I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BERT GUIBERTEAU, JR., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 21st day of June, 1995.

My commission expires: At death
AFFIX SEAL

Larry Miller
Notary Public

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GISELLE GUIBERTEAU, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 22nd day of June, 1995.

My commission expires: 5/29/99
AFFIX SEAL

Art Hee
Notary Public

Inst # 1995-18220

07/11/1995-18220
03:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 85.50

Inst # 1995-18220

CLAYTON T. SWEENEY, ATTORNEY AT LAW