

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
Alabama Title Company, Inc.

Value
\$500.00
Central

STATE OF ALABAMA
COUNTY OF SHELBY

Send Tax Notice To:
DANNY WAYNE GREEN

Presents:

That in consideration of TEN DOLLARS (10.00) AND OTHER VALUABLE CONSIDERATIONS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, BILLY JOE CUMMINGS, SR. AND PATRICIA JEAN CUMMINGS (herein referred to as grantors) do grant, bargain, sell and convey unto DANNY WAYNE GREEN AND WIFE, ELIZABETH STEWART GREEN (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 38, THIRD ADDITION, DEER SPRINGS ESTATE, INC., AS RECORDED IN MAP BOOK 6, PAGE 5, SHELBY COUNTY, ALABAMA. A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF LOT #38 OF DEER SPRINGS ESTATES, THIRD ADDITION, AS RECORDED IN MAP BOOK , PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SAID POINT ALSO BEING THE NW CORNER OF LOT #43 OF SAID SUBDIVISION; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWEST LINE OF SAID LOT #38 A DISTANCE OF 150.0 FEET TO THE NORTHWEST CORNER OF SAID LOT #38, SAID POINT ALSO BEING ON THE SOUTHEAST RIGHT OF WAY LINE OF HOUSTON DRIVE; THENCE 90 DEGREES 00 MINUTES 00 SECONDS, LEFT IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE (EXTENDED) A DISTANCE OF 60.0 FEET; THENCE 90 DEGREES 00 MINUTES 00 SECONDS LEFT IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 124.65 FEET; THENCE 67 DEGREES 05 MINUTES 48 SECONDS LEFT, IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 65.13 FEET TO THE POINT OF BEGINNING. ALL SITUATED IN SHELBY COUNTY, ALABAMA. SUBJECT TO EASEMENT FOR PUBLIC UTILITIES, RESTRICTIVE COVENANTS, CONDITIONS, AND LIMITATIONS WHICH PERTAIN TO SAID LOT AND ANY MINERAL AND MINING RIGHTS NOT OWNED BY DEER SPRINGS ESTATES, INC.

ALL SITUATED IN SHELBY COUNTY, ALABAMA.

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 1ST day of AUGUST 1996. WITNESS:

(Seal)

Billy Joe Cummings, Sr.
BILLY JOE CUMMINGS, SR.
Patricia Jean Cummings
PATRICIA JEAN CUMMINGS

STATE OF ALABAMA
COUNTY JEFFERSON

08/01/1995-20538
03:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that BILLY JOE CUMMINGS, SR. PATRICIA JEAN CUMMINGS 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 WHO executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1ST day of AUGUST A.D., 1996.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Kelley M. Holder
6-9-99

Inst # 1995-20538