

SEND TAX NOTICE TO:

Mr. & Mrs. William P. Henke
5428 Hickory Ridge Drive
Birmingham, AL 35242

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
3000 Riverchase Galleria, Suite 490
Birmingham, Alabama 35244

STATE OF ALABAMA:

JEFFERSON COUNTY:

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO HUNDRED AND TWELVE THOUSAND, NINE HUNDRED, FIFTEEN AND NO/100...(\$212,915.00)** Dollars, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **DAVID G. CONDON and BONNIE K. CONDON, Husband and Wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **WILLIAM P. HENKE and LUANNE S. HENKE** (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 114, according to the Amended Map of Hickory Ridge Subdivision, as recorded in Map Book 11, page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Property taxes for 1995 and subsequent years, not yet due and payable.
2. Building setback line of 35 feet reserved from Hickory Ridge Drive as shown by plat.
3. Easements, Restrictions, Covenants, Conditions, Rights-of-Way, Transmission Line Permits, & Agreements of Record.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 249 page 427 in Probate Office.

\$190,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

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 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.

Inst. # 1995-20658


08/02/1995-20658
01:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 34.00

Morris Princiotta

Inst. # 1995-20658

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 31st day of July, 1995.

 (Seal)
David G. Condon

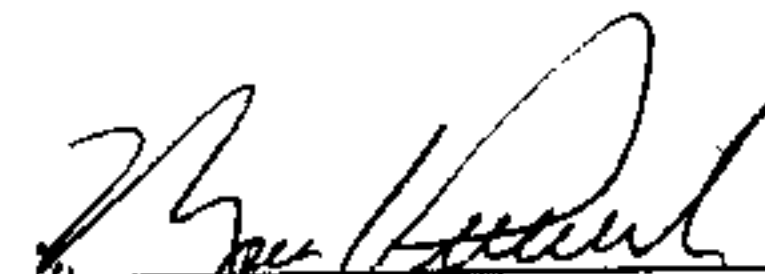
 (Seal)
Bonnie K. Condon

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David G. Condon and Bonnie K. Condon, Husband and Wife, whose names 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 July, 1995.


Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov. 5, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Inst # 1995-20658

08/02/1995-20658
01:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 34.00