

SEND TAX NOTICE TO:

(Name) CURTIS L. GERMAN  
5126 S. SHADES CREST RD.  
(Address) BIRMINGHAM, AL 35244

This instrument was prepared by

(Name) ANNE R. STRICKLAND, ATTORNEY AT LAW  
3021 LORNA ROAD, SUITE 100  
(Address) BIRMINGHAM, AL 35216

Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SIXTY ONE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we.

CORNELIA P. SAMS, A SINGLE WOMAN

(herein referred to as grantors) do grant, bargain, sell and convey unto

CURTIS L. GERMAN & DORIS W. GERMAN

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

THE PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREIN BY THIS REFERENCE.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF  
RECORD, REAL ESTATE TAXES NOT YET DUE AND PAYABLE.

\$46,125.00 OF THE PURCHASE PRICE RECITED HEREIN WAS PAID FROM THE PROCEEDS  
OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

Inst # 1995-25690

09/15/1995-25690  
08:38 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 26.50

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, I have hereunto set MY hand(s) and seal(s), this 11TH day of SEPTEMBER, 1995.

WITNESS:

(Seal) \_\_\_\_\_ (Seal) CORNELIA P. SAMS  
(Seal) \_\_\_\_\_ (Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal) \_\_\_\_\_

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, ANNE R. STRICKLAND, a Notary Public in and for said County, in said State, hereby certify that CORNELIA P. SAMS 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 11TH day of SEPTEMBER, A. D. 1995  
*Anne R. Strickland*  
Notary Public.

MY COMMISSION EXPIRES: 5/11/97

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EXHIBIT "A"

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Unit 102, Building 1, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10 page 177 and amended in Real Volume 27 page 733, Real Volume 50 page 327, and Real Volume 50 page 340, and recorded in Real Volume 50 page 942, Real 165 page 578, and amended in Real Volume 59 page 19, and further amended by Corporate Volume 30 page 407, and in Real Volume 96 page 855, and Real 97 page 937, and By-Laws as shown in Real Volume 27 page 733, and then amended in Real Volume 50 page 325, further amended by Real Volume 189 page 222, Real 222 page 691, Real 238 page 241, Real 269 page 270, further amended by Eleventh Amendment to Declaration of Condominium as recorded in Real 284 page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration said unit being more particularly described in the Floor Plans and Architectural Drawings of The Gables Condominium as recorded in Map Book 9 pages 41 through 44, and amended in Map Book 9 page 135, Map Book 10 page 49, and further amended by Map Book 12 page 50 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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