

This instrument was prepared by

Send Tax Notice To: Roger D. Humphreys
name
1022 Willow Creek ^{Way} Place
address
Alabaster, Alabama 35007

(Name) DAVID F. OVSON Attorney at Law

(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TEN THOUSAND AND NO/100-----
----- DOLLARS (\$110,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Wayne H. Seals and wife, Tami R. Seals

(herein referred to as grantors) do grant, bargain, sell and convey unto Roger D. Humphreys and wife, Connie D. Humphreys

(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 80, according to the Survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1995, which are a lien, but not yet due and payable until October 1, 1995.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$104,500.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

st * 1995-26873

09/25/1995-26873
02:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.00

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 20th day of September, 19 95.

(Seal)

(Seal)

(Seal)

Wayne H. Seals (Seal)
Tami R. Seals (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that Wayne H. Seals and wife, Tami R. Seals whose name(s) 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 20th day of September, A.D., 1995

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 27, 1996
BONDED THRU NOTARY PUBLIC UNDERWRITERS

David F. Ovson
Notary Public

31892-5661 * 1995-26873