

Send Tax Notice To:

This instrument was prepared by

William H. Halbrooks
 (Name)
 704 Independence Plaza
 Birmingham, Alabama 35209
 (Address)

Michael N. Eshenbaugh
 (Name)
 152 Dogwood Trail
 Montevallo, Alabama 35115
 (Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
 COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Eight Thousand, Seventy-Five & no/100----- Dollars
 (\$128,075.00)

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

Billy Mack Naugher, Jr. and wife, Cheryl D. Naugher

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

Michael N. Eshenbaugh and Cheryl Lee Eshenbaugh

(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 4, according to the Survey of Park Forest Subdivision, 5th Sector, as recorded in Map Book 17, Page 91, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$115,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

12/27/1995-36883
 12:41 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 RCD 21.50

TO HAVE AND TO HOLD, to 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 18th day of
December, 19 95.

(Seal)

Billy Mack Naugher Jr (Seal)
 Billy Mack Naugher, Jr.

(Seal)

Cheryl D. Naugher (Seal)
 Cheryl D. Naugher

STATE OF ALABAMA
 COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Billy Mack Naugher, Jr. & Cheryl D. Naugher, 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 the 18th day of December, 19 95.

Notary Public

William H. Halbrooks
 William H. Halbrooks

4-21-76

Inst # 1995-36883