

Value \$1000.00

Prepared without benefit of survey or title insurance. Attorney makes no certification as to title or legal description to property.

Send Tax Notice To:

John E. Finch, Jr. and wife,  
Jo Anne Finch  
5520 Cahaba Valley Road  
Birmingham, Alabama 35242

This instrument was prepared by:  
Wm. Randal May  
Griffin, Allison, May, Alvis & Fuhrmeister  
P. O. Box 380275  
Birmingham, AL 35238

Inst # 1996-00604

**Warranty Deed, Jointly For Life With Remainder To Survivor**

STATE OF ALABAMA            )  
                                  ) KNOW ALL MEN BY THESE PRESENTS,  
COUNTY OF SHELBY         )

THAT IN CONSIDERATION OF Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Julia A. Finch as Executrix under the Estate of John E. Finch, deceased, under Probate Court Case No. 19-8, Julia A. Finch, an unmarried woman and John E. Finch, Jr., a married man,** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **John E. Finch, Jr. and wife, Jo Anne Finch,** (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

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 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 do for myself and for my heirs, executors, and administrators covenant with 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

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01:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 23.00

as aforesaid; that I will and my 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 (I) have hereunto set our hand(s) and seal, this 4 day of January, 1996.

John E. Finch Jr.  
Grantor - John E. Finch, Jr.

Julia A. Finch  
Grantor - Julia A. Finch

Julia A. Finch Executrix  
Grantor - Julia A. Finch as Executrix  
under the Estate of John E. Finch, deceased  
under Probate Court Case No. 19-8  
for John E. Finch

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John E. Finch, Jr., 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, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 4 day of January 1996.

Kimberly M. Melton  
Notary Public  
My commission expires 3-1-99

STATE OF ALABAMA     )  
COUNTY OF Shelby    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Julia A. Finch, 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 date the same bears date.

Given under my hand and official seal, this the 4 day of January 1996.

Kimberly M. Melton  
Notary Public  
My commission expires 3-1-99

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Julia A. Finch, whose name as Executrix of the Estate of John E. Finch, deceased 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 in her capacity as such Executrix and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 41 day of January, 1996.

Kimberly M. Minton  
Notary Public  
My commission expires: 3-1-99

**EXHIBIT A**

A part of Parcel No. 1 of the first survey of the J. M. Allen Field, lying in the S $\frac{1}{2}$  of NE $\frac{1}{4}$  and overlapping slightly into the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 23, Township 19, Range 2 West, boundary on the South by Cahaba Valley Road, on the West by properties owned by the "Bill" Mahans and Mrs. J. M. Denson, on the North by Mr. and Mrs. Harry G. DeLaTorre (center line of Valley Creek) on the East by Mr. and Mrs. E. B. Turner. Beginning at a concrete post, on the SE corner of Parcel No. 1 and running West along N.W. right of way boundary line of Cahaba Valley Road, 140 feet; thence turn an angle slightly less than 90 deg. and run a straight line 929.47 feet; thence turn an angle and run a straight line 50 feet intersecting East boundary line of Parcel No. 1 at a point 929.47 feet from the NW right of way line thus forming the Eastern boundary line of said lot being described; thence run a straight line southerly to the point of beginning. Refer to the first survey and subdivision of J. M. Allan Field by Alton Young, L.S. 1666, Alabaster, Alabama, J12A Nor. 1962. This lot contains 2 acres, more or less. The above description prepared by grantors.

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