

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

Send Tax Notice To:

B. CHRISTOPHER BATTLES  
 (Name) 3150 HIGHWAY 52 WEST  
 PELHAM, AL 35124  
 (Address)

JOHN A. CHARBONEAU  
 (Name) 109 ASHFORD WAY  
 ALABASTER, AL 35007  
 (Address)

**VARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTEEN THOUSAND NINE HUNDRED AND NO/100 (\$116,900.00)

Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
 ROBERT A. PROCTOR, an unmarried man

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

JOHN A. CHARBONEAU and wife, GRACE M. CHARBONEAU

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 40, according to the Survey of the Third Addition to Ashford Heights, as recorded in Map Book 17, Page 144, in the Probate Office of Shelby County, Alabama.

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

\$101,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

07/03/1996-21414  
 10:19 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 NCD 23.50

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, I have hereunto set MY hand(s) and seal(s), this 25 day of JUNE, 19 96.

Sandra L. Kriss (Seal)  
 Sandra L. KRISS

Robert A. Proctor (Seal)  
 ROBERT A. PROCTOR

Cynthia M. Pando (Seal)  
 Cynthia M. Pando

STATE OF Michigan  
 COUNTY OF Oakland

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ROBERT A. PROCTOR, an unmarried man, whose name(s) 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 day the same bears date.

Given under my hand and official seal, this the 25th day of JUNE, 1996.

Sandra L. Kriss  
 Notary Public, Macomb County, Michigan  
 Acting in Oakland County  
 My Commission Expires May 18, 2000 (SEAL)

Inst # 1996-21414