

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) Warren D. Sweeney & Cathy P. Sweeney
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100*****(\$500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, Ernest Joseph and wife, Zafira D. Joseph and Joe Joseph and wife, Yvonne D. Joseph (herein referred to as grantors), do grant, bargain, sell and convey unto

Warren D. Sweeney and wife, Cathy P. Sweeney

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

Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

Inst # 1996-24480

Inst # 1996-24480

07/30/1996-24480
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCS 13.50

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 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 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 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 11th day of July, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

Joe Joseph

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ernest Joseph & wife, Zafira D. Joseph & Joe Joseph & wife, Yvonne D. Joseph, whose names 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 11th day of July, A.D., 19 96.

My Commission Expires: 6-18-00

Notary Public

Exhibit "A"

part of Lot 4 of Joseph's Subdivision as recorded in Map Book 8 page 122 in the Probate Office of Shelby County, Alabama; more particularly described as follows:

Begin at the Southeasterly corner of said Lot 4, thence in a Northwesterly direction, along the Southwesterly line of said Lot 4, a distance of 94.60 feet, thence 101 deg. 22 min. 11 sec. right, in a Northeasterly direction, a distance of 18.19 feet, thence 89 deg. 42 min. 57 sec. right, in a Southeasterly direction, a distance of 92.75 feet to the point of beginning; being situated in Shelby County, Alabama.

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