

This instrument was prepared by

Send Tax Notice To: Myron Barany

(Name) Larry L. Halcomb

name

5046 Indian Valley Road

address

Birmingham, AL 35244

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 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 TWENTY FIVE THOUSAND AND NO/100.....  
..... DOLLARS (\$125,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Gladys P. Botts, Unmarried

(herein referred to as grantors) do grant, bargain, sell and convey unto Myron Barany and wife, Tracie Barany

(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 2, Block 1, according to the Survey of Indian Valley, First Sector, as recorded in Map Book 5, page 43, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.  
Subject to taxes for 1996, if any.  
Subject to restrictions, 35 foot building line, easements, and rights-of-way, of record.

\$ 117,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

08/05/1996-25203  
12:58 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCB 16.50

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 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 1st day of August, 19 96.

\_\_\_\_\_(Seal) Gladys P. Botts \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Gladys P. Botts, Unmarried 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August A.D., 1996

Larry L. Halcomb \_\_\_\_\_  
Notary Public  
My Commission Expires: January 23, 1998

Inst # 1996-25203