

Assessed value
\$5,000.00

This instrument prepared by:
Mary Lynn Campisi, Attorney at Law
3008 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice to:
Russell S. Jennings
709 Wilderness Road
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

ROBERT WARREN, a widower and since remarried,

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

RUSSELL S. JENNINGS and wife, NANCY L. JENNINGS

(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 36, according to the Survey of Oakridge 2nd Sector, as recorded in Map Book 10, page 50 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1996 and subsequent years, said taxes being a lien but not due and payable until October 1, 1996.
2. 35 foot Building line* on Front and Rear, as shown on Map recorded in the Probate Office of Shelby County, Alabama.
3. 7.5 foot Easement on West, as shown on Map recorded in said Probate Office.
4. Restrictions as shown on Map recorded in said Probate Office.
5. Right of Way granted to Alabama Power Company by instrument recorded in Volume 101, page 540 and Volume 186, page 185, in said Probate Office.
6. Mineral and mining rights and rights incident thereto recorded in Real 70, page 519; Real 70, page 521 and Real 70, page 526 in said Probate Office.

1996/07/1996-25475
12:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 16.00

Inst # 1996-25475

- 7. Restrictions or Covenants recorded in Real 106, page 532 and Real 109, page 562, in said Probate Office.
- 8. Agreement with Alabama Power Company recorded in Real 106, page 529, in said Probate Office.

NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD RESIDENCE OF THE GRANTOR.

Grantor Robert Warren hereby certifies that he is one and the same person as Robert L. Warren.

Grantor Robert Warren is the surviving grantee in that certain deed recorded in Real 312, page 979, as recorded in the Probate Office of Shelby County, Alabama, the other grantee, Mary Warren, having died on or about May 25, 1992.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same 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, I have hereunto set my hand and seal, this 23rd day of July, 1996.

Robert Warren (Seal)

STATE OF ALABAMA)
 COUNTY OF JEFFERSON)

08/07/1996-25475
 12:30 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Warren, a widower and not remarried, 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 day the same bears date.

Given under my hand and official seal, this the 23rd day of July, 1996.

[Signature]
 Notary Public
 My Commission Expires: 06/16/99