

SEND TAX NOTICE TO:

(Name) Thomas William St. John, Jr.
1050 Independence Court
 (Address) Alabaster, Al. 35007

This instrument was prepared by

(Name) Newman, Sexton, LeBrun & Jones
3021 Lorna Rd.
 (Address) Birmingham, Al. 35216

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eight thousand five hundred fourteen and 55/100 (\$8,514.55) DOLLARS
 and other good and valuable consideration
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Stephen Mark Heatherly and his wife Amy Parson Heatherly

(herein referred to as grantors) do grant, bargain, sell and convey unto
Thomas William St. John, Jr. and Tina Elaine St. John

(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 60, according to the Map and Survey of Autumn Ridge, as recorded in Map Book 12, Page 4, 5, and 6 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

That certain mortgage executed by Stephen Mark Heatherly and Amy Parson Heatherly to Collateral Mortgage, Ltd., recorded in Instrument #1994-04543 and transferred and assigned to New South Federal Savings Bank, by instrument recorded in Instrument No. 1994-10845, which Grantees agree to assume and pay.

10/02/1996-32652
 01:51 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 SNA 17.50

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, we have hereunto set our hand(s) and seal(s), this 27

day of September, 19 96

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Stephen M. Heatherly (Seal)
STEPHEN MARK HEATHERLY
Amy Parson Heatherly (Seal)
AMY PARSON HEATHERLY (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen Mark Heatherly and his wife Amy Parson Heatherly, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of September, A. D. 19 96

[Signature]
 Notary Public.

Inst # 1996-32652