

This Instrument was prepared by:
Conwill & Justice, P.C.
P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
Mark L. Reed
Sebrena D. Reed
2160 Indian Shoals
Wilsonville, Al 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty Six Thousand and no/100 Dollars (\$46,000.00), to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, WE, **H.F. Yarbrough and wife, G.C. Yarbrough**, (herein referred to as grantors), grant, bargain, sell and convey unto **Mark L. Reed and Sebrena D. Reed** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

Lot 11, according to the Map of Smith's Camp in East 1/2 of SE 1/4 of Section 7, Township 21 South, Range 2 East; as recorded in Map Book 3, Page 122 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$39,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to shall and

11/27/1996-39357
03:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 19.00

JNBSC/Davis Place

Inst # 1996-39357

convey the same as aforesaid; that we will, and 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 our hands and seals this 26th day of November, 1996.

H.F. Yarbrough
H.F. Yarbrough

G.C. Yarbrough
G.C. Yarbrough

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that H.F. Yarbrough and wife, G.C. Yarbrough, 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 26th day of November, 1996.

William R. Jester
Notary Public
My Commission Expires: 9/12/99



Inst # 1996-39357

11/27/1996-39357
03:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 19.00