

Important: Read Instructions on Back Before Filling out Form.

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This instrument was prepared by

(Name) Mary Lynn Campisi

(Address) 3017 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To: James Robert Derieux, III

name

5305 Woodford Drive

address

Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$275,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Philip H. Capron and wife, Susan H. Capron

(herein referred to as grantors) do grant, bargain, sell and convey unto James Robert Derieux, III and wife, Judy Killian Derieux

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 6, IN BLOCK 8, ACCORDING TO THE AMENDED MAP OF WOODFORD, AS RECORDED IN MAP BOOK 8, PAGE 51 A, B, C & D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$150,000.00 OF THE CONSIDERATION STATED HEREINABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN OF EVEN DATE AND CLOSED SIMULTANEOUSLY HERewith.

SUBJECT TO AD VALOREM FOR YEARS 1994 & SUBSEQUENT YEARS, SAID TAXES BEING A LIEN BUT NOT DUE AND PAYABLE UNTIL OCTOBER 1, 1994.

SUBJECT TO RESTRICTIONS, BUILDING LINES, EASEMENTS, AGREEMENTS AND RIGHT OF WAYS AS SAME ARE FILED OF RECORD.

Inst # 1994-23534

07/27/1994-23534
01:35 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 136.00

TO HAVE AND TO HOLD unto the said GRANTEEES 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 the sample shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set My/Our hand(s) and seal(s), this 25th day of July, 19 94.

(Seal)

(Seal)

(Seal)

Susan H. Capron
Philip H. Capron
Susan H. Capron

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

MARY LYNN CAMPISI

Susan H. Capron, a Notary Public in and for said County, in said State, hereby certify that

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 and executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, A.D., 19 94

MY COMMISSION EXPIRES: 6-16-95

Mary Lynn Campisi
MARY LYNN CAMPISI
Notary Public

Inst # 1994-23534
Inst # 1997-05076

02/18/1997-05076
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
22.70
002 MCD