

SEND TAX NOTICE TO:

(Name) David Darnell

(Address) 6067 Lake Meade Circle
Helena, Alabama 35080

This instrument was prepared by

(Name) Patricia K. Martin
3021 Lorna Rd.
(Address) Birmingham, Al. 35216

Form 115 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 Eighteen thousand five hundred and no/100 (\$18,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Delmar Henderson, an unmarried man

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

David Darnell and Jennifer Darnell

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to wit:

See attached Exhibit A for legal description of property being conveyed and which is incorporated herein for all purposes.

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

\$17,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1997-16216

05/27/1997-16216
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCO 12.00

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 20

day of May, 19 97.

WITNESS:

(Seal)

Delmar Henderson
DELMAR HENDERSON

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Delmar Henderson, an unmarried man

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 has executed the same voluntarily

on the day the same bears date. 20

day of

May

A. D. 19 97

Given under my hand and official seal this

Patricia K. Martin

Notary Public

Inst # 1997-16216

EXHIBIT A

Commencing at the Southeast corner of Section 19, Township 20 South, Range 2 West; thence North 0 degrees 26 minutes 54 seconds West, a distance of 380.07 feet; thence North 0 degrees 33 minutes 08 seconds West, a distance of 112.18 feet; thence North 1 degree 02 minutes 38 seconds East, a distance of 373.37 feet; thence North 71 degrees 55 minutes 16 seconds West, a distance of 541.13 feet to the Point of Beginning; thence continue along last said course for a distance of 133.39 feet; thence South 13 degrees 43 minutes 16 seconds West, a distance of 327.92 feet; thence South 71 degrees 55 minutes 15 seconds East, a distance of 133.39 feet; thence North 13 degrees 43 minutes 16 seconds East for a distance of 328.02 feet to the Point of Beginning.

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