

This instrument prepared by:
Patrick F. Smith
4 Office Park Circle Suite 212
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

(Name) John E. Andrews
(Address) 4854 Pinedale Way
Birmingham, Alabama 35226

Warranty Deed

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100 DOLLARS (\$135,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, Thomas M. Trussell and Yevette L. Trussell both single people

(herein referred to as grantors) do grant, bargain, sell and convey unto John E. Andrews and Sherrie M. Andrews

(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 23, according to Sunrise Cove, as shown by subdivision map recorded in Map Book 5 page 31, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to: All Easements, Restrictions and Rights of Way of record.

Inst # 1997-17094

06/02/1997-17094
03:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 63.50

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 grantors 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/I have set our/my hand(s) and seal(s), this 23rd day of May, 1997.
Signed, sealed and delivered in the presence of:

(Seal)

(Seal)

(Seal)

Thomas M. Trussell (Seal)
Yevette L. Trussell (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

I, Melissa Kessler Smith, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Trussell and Yevette L. Trussell whose name(s) 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 23rd day of May A.D., 1997

Melissa Kessler Smith
Notary Public

My Commission Expires: September 15, 1997

Stewart Tittle

Inst # 1997-17094