

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:

RANDALL D. QUICK  
ROBIN L. SIMS-QUICK

STATE OF ALABAMA}  
COUNTY OF SHELBY}

Warranty Deed/JTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SIXTY -ONE THOUSAND AND NO/100-----(\$161,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we FRANK C. HERRING and wife, LINDA L. HERRING, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto RANDALL D. QUICK AND ROBIN L. SIMS-QUICK (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 115, according to the Survey of Kentwood, Third Addition, Phase One, as recorded in Map Book 19, Page 26, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:


Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$152,900.00 of the purchase price was paid from a mortgage loan closed simultaneously herewith.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 1 day of MAY, 1998.

  
Notary Public, Hall County, Georgia  
My Commission Expires October 29, 2001

  
FRANK C. HERRING

  
LINDA L. HERRING

Inst # 1998-20529

06/04/1998-20529  
08:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 17.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

1998-20529