

SEND TAX NOTICE TO:

(Name) CARLETON E. DUFRESNE
122 1ST AVENUE WEST
 (Address) HELENA, AL 35080

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
 (Address) PELHAM, AL 35124

Form 1-1.5 Rev. 3/82

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 SEVENTY-FOUR THOUSAND AND NO/100 (\$74,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

LONNIE CUMMINGS, an unmarried man

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

CARLETON E. DUFRESNE and wife, DARAH G. DUFRESNE

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

SHELBY

County, Alabama to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART
 INCORPORATED HEREIN, AND MARKED EXHIBIT "A"

Subject to existing easements, restrictions, set-back lines, rights of way,
 limitations, if any, of record.

\$66,600.00 of the purchase price recited above was paid from 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 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 17th
 day of June, 1998.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Lonnie Cummings
 LONNIE CUMMINGS (Seal)

 (Seal)

 (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that LONNIE CUMMINGS, 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 executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 17th day of June, A. D. 1998

Inst # 1998-23237

06/23/1998-23237
 11:15 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 18.50
 JLR MEL

225

EXHIBIT "A"

A part of Lots 8 and 9, in Block 7 according to the Map of the Town of Helena, Alabama, drawn by Joseph Squire, as recorded in Map Book 3, page 121 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Beginning at the SW corner of said Block 7, thence South $83^{\circ}06'18''$ East and run a distance of 71.00 feet; thence North $06^{\circ}17'21''$ East and run a distance of 100.90 feet; thence North $83^{\circ}50'02''$ West and run a distance of 71.20 feet; thence South $06^{\circ}10'15''$ West and run a distance of 100.00 feet to the point of beginning. Being situated in Shelby County, Alabama.

Inst # 1998-23237

06/23/1998-23237
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 18.50