

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: John C. Herring, Jr.

name

119 Cambrian Way

address

Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FOUR THOUSAND AND NO/100----- DOLLARS (\$104,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Nancy J. Oliver Jones and husband, Marvin L. Davis

(herein referred to as grantors) do grant, bargain, sell and convey unto John C. Herring, Jr. and wife, Patricia Herring

(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 Legal Description on attached Exhibit "A".

Mineral and mining rights excepted.

Subject to taxes for 1998.

Subject to restrictions or covenants, agreement, Declaration of Condominium &
By-Laws, and Management Agreement, of record.

Nancy L. Oliver Jones and Nancy L. Oliver is one and the same person.

\$ 83,200.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

07/08/1998-25808
12:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
'002 MEL 32.00

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, we have hereunto set our hand(s) and seal(s), this 2nd
day of July, 19 98.

(Seal)

(Seal)

(Seal)

Nancy J. Oliver Jones (Seal)
Marvin L. Davis (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Nancy J. Oliver Jones and husband, Marvin L. Davis
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 2nd day of July, A.D., 1998

Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 2002

1998-25808

Exhibit "A"

Unit 119, in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By-Laws and Amendments thereto as recorded in Misc. Book 12, page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, page 2; Misc. Book 13, page 4 and Misc. Book 13, page 344, in said Probate Office, together with an undivided interest in the common elements as set forth in said declaration, as recorded in Map Book 6, page 62, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1998-25808

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