

SEND TAX NOTICE TO:

(Name) Royce Gore
(Address) 5009 Bent River Trace
Birmingham, AL. 35216

This instrument was prepared by

(Name) Patricia K. Martin, PC
(Address) 2090 Columbiana Rd.
Birmingham, AL. 35216

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred ninety-one thousand three hundred fifty and no/100 (\$191,350.00) Dollars

to the undersigned grantor, T.L. Yarbrough Construction Co., Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Royce Gore and Sharon Gore

(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 226, according to the Survey of Bent River Commons, 2nd Sector, as recorded in Map Book 25, Page 25, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$181,700.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 2000-01141

01/11/2000-01141
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 18.30

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said GRANTOR, by its President, Thomas L. Yarbrough, III who is authorized to execute this conveyance, has hereto set its signature and seal this 5 day of January xx 2000

ATTEST:

T.L. YARBROUGH CONSTRUCTION CO., INC.

By Thomas L. Yarbrough, III
Thomas L. Yarbrough, III President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned Thomas L. Yarbrough, III a Notary Public in and for said County in said State, hereby certify that whose name as President of T.L. Yarbrough Construction Co., Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 5 day of January xxx 2000

Patricia K. Martin
Notary Public