

This instrument was prepared by:  
Corley, Moncus & Ward, P.C.  
400 Shades Creek Parkway  
Birmingham, AL 35209

Send Tax Notice To: Derrick W. Perryman Sr  
1717 Princeton Avenue S.W  
Birmingham, AL 35211

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

That in consideration of Twenty Seven Thousand Five Hundred dollars and Zero cents (\$27,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Abner C. Johnson, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto Derrick W. Perryman Sr. and wife Tammie S. Perryman (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 92, according to the Survey of Weatherly, Oxford Sector 10, as recorded in Map Book 19, Page 38, in the Probate Office of Shelby County, Alabama.

\$22,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded 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 and seal, this 6th day of March, 2000

\_\_\_\_\_  
(Seal)

*Abner C. Johnson*  
Inst. 02000-08156

(Seal)

\_\_\_\_\_  
(Seal)

03/14/2000-08156  
02:24 PM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE  
001 CJ1 13.00

(Seal)

\_\_\_\_\_  
(Seal)

(Seal)

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(Seal)

STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that Abner C. Johnson, a single 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of March, 2000

*Claude M. Moncus*  
\_\_\_\_\_  
Claude M. Moncus, Notary Public