

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

Send Tax Notice To: W. Todd Larry and Christine S. Larry
5440 Caldwell Mill Road
Birmingham, Alabama 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty-Seven Thousand One Hundred Twenty-Five dollars and no/100 (\$187,125.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Carl Daniel DeShazo and wife, Judy DeShazo (herein referred to as grantors) do grant, bargain, sell and convey unto W. Todd Larry and wife, Christine S. Larry (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 Attached Exhibit "A"

Subject to current taxes, easements and restrictions of record.

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02/05/2002-06057
09:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 69.50

\$135,000.00 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, we have hereunto set our hands and seals, this 31st day of January, 2002.

(Seal) _____ (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

Carl Daniel DeShazo
Carl Daniel DeShazo

Judy DeShazo
Judy DeShazo

STATE OF ALABAMA

JEFFERSON COUNTY } General Acknowledgment
I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that Carl Daniel DeShazo and wife, Judy DeShazo whose names 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 31st day of January, 2002.

Claude M. Moncus
Claude M. Moncus, Notary Public

My commission expires: 12/28/2003

Exhibit "A"

Lot 1, according to the survey of DeShazo Estates, as recorded in Map Book 8, Page 143, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT part of Lot 1 of DeShazo Estates, as recorded in Map Book 8, Page 143, in the Office of the Judge of Probate in Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of Lot 1; thence in a Northeasterly direction along the Easterly line of said Lot 1 a distance of 15.20 feet; thence 99 degrees 17 minutes 31 seconds left in a Northwesterly direction along a line 15 feet perpendicular from and parallel to the Southerly line of said Lot 1, a distance of 266.48 feet; thence 49 degrees 12 minutes 47 seconds right, in a Northwesterly direction a distance of 45.13 feet to a point in the Westerly line of said Lot 1; thence 50 degrees 00 minutes 13 seconds left, in a Southwesterly direction a distance of 49.80 feet to the Southwesterly corner of said Lot 1; thence 99 degrees 13 minutes left in a Southeasterly direction a distance of 301.46 feet to the point of beginning.

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