

This form provided by
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Jerry Huff

(Address) 4058 Graystone Dr. -
Biloxi, Ala. 35242

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby **COUNTY** }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty Thousand and no/100----- DOLLARS

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

Robert D. Perothers, a married man and wife, Charlotte A. Perothers

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

Jerry Huff and Martha L. Huff

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

Shelby County, Alabama to-wit:

Lot 16-A, according to the map and survey of Sunrise Cove, as recorded in Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

Inst # 2002-10076

03/01/2002-10076
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 231.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS HEREOF, I have hereunto set hand(s) and seal(s), this 28th day of February, 2002.

WITNESS:

(Seal)

(Seal)

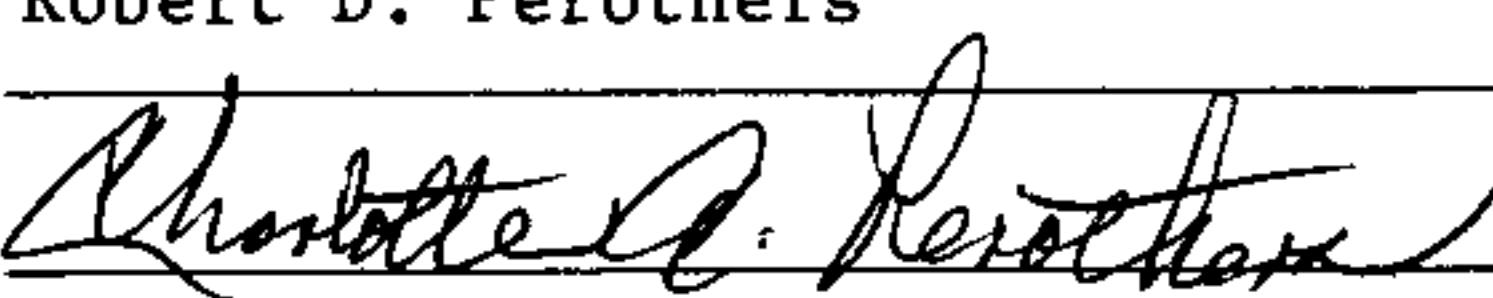

Robert D. Perothers

(Seal)

(Seal)

(Seal)

(Seal)

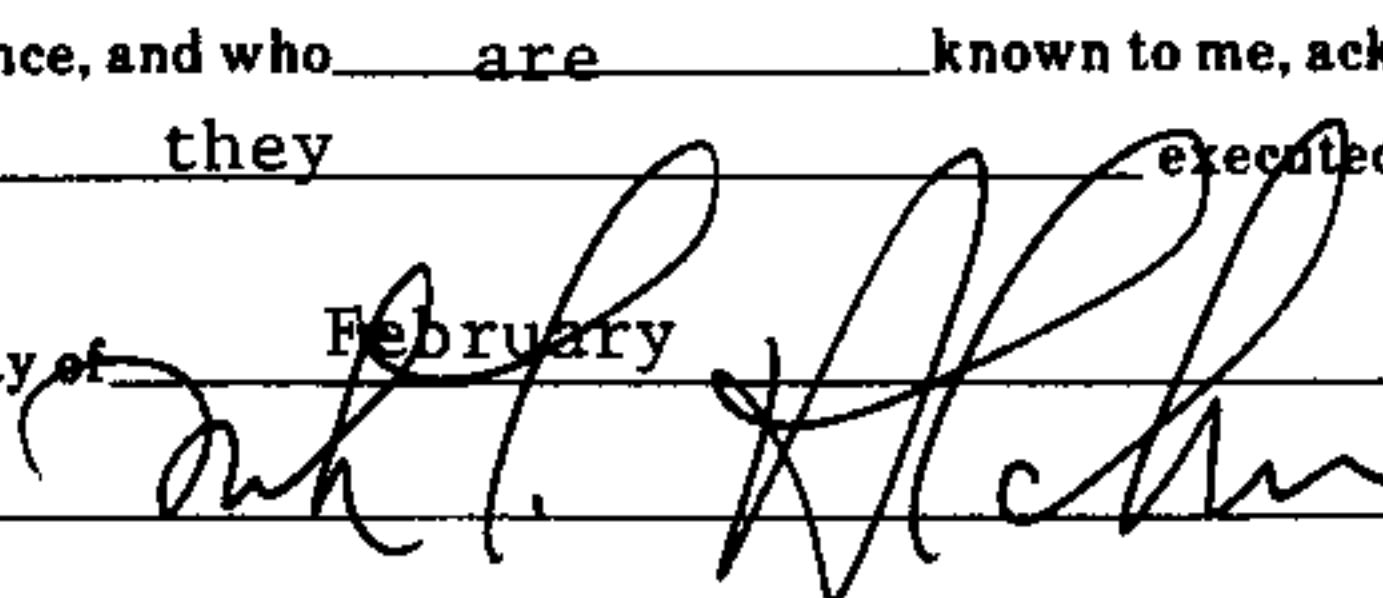

Charlotte A. Perothers

STATE OF ALABAMA

Shelby **COUNTY** }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert D. Perothers and Charlotte A. Perothers 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 28th day of February, A. D. 19 2002


Notary Public

My Commission Expires: 10/16/04