

Document Prepared By:
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6 Office Park Circle, Suite 205
Birmingham, Alabama 35223

Send Tax Notice To:
Wilbert A. Abrams
4206 Eagle Crest Drive
Birmingham, Alabama 35242

GENERAL WARRANTY DEED-Joint Tenant with Rights of Survivorship

STATE OF ALABAMA }
COUNTY OF SHELBY }

THAT IN CONSIDERATION OF **Two Hundred Ninety-Seven Thousand Dollars and NO/100 DOLLARS (\$297,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we,
Jeffrey Larkin and Susan R. Larkin, husband and wife

(herein referred to as **Grantor(s)**), grant, sell, bargain and convey unto

Wilbert A. Abrams and Shannon M. Abrams

(herein referred to as **Grantee(s)**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **Shelby County, Alabama** to wit:

Lot 548, according to Survey of Eagle Pont, Fifth Sector, as recorded in Map Book 18, Page 138, in the Probate of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$282,150.00 of the above consideration above paid from the proceeds of purchase money closed herewith.


TO HAVE AND HOLD the afore granted premises in fee simple to the said **GRANTEE(S)** and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereunto set their hand and seal, this date: **May 28, 2002**

GRANTOR(S)

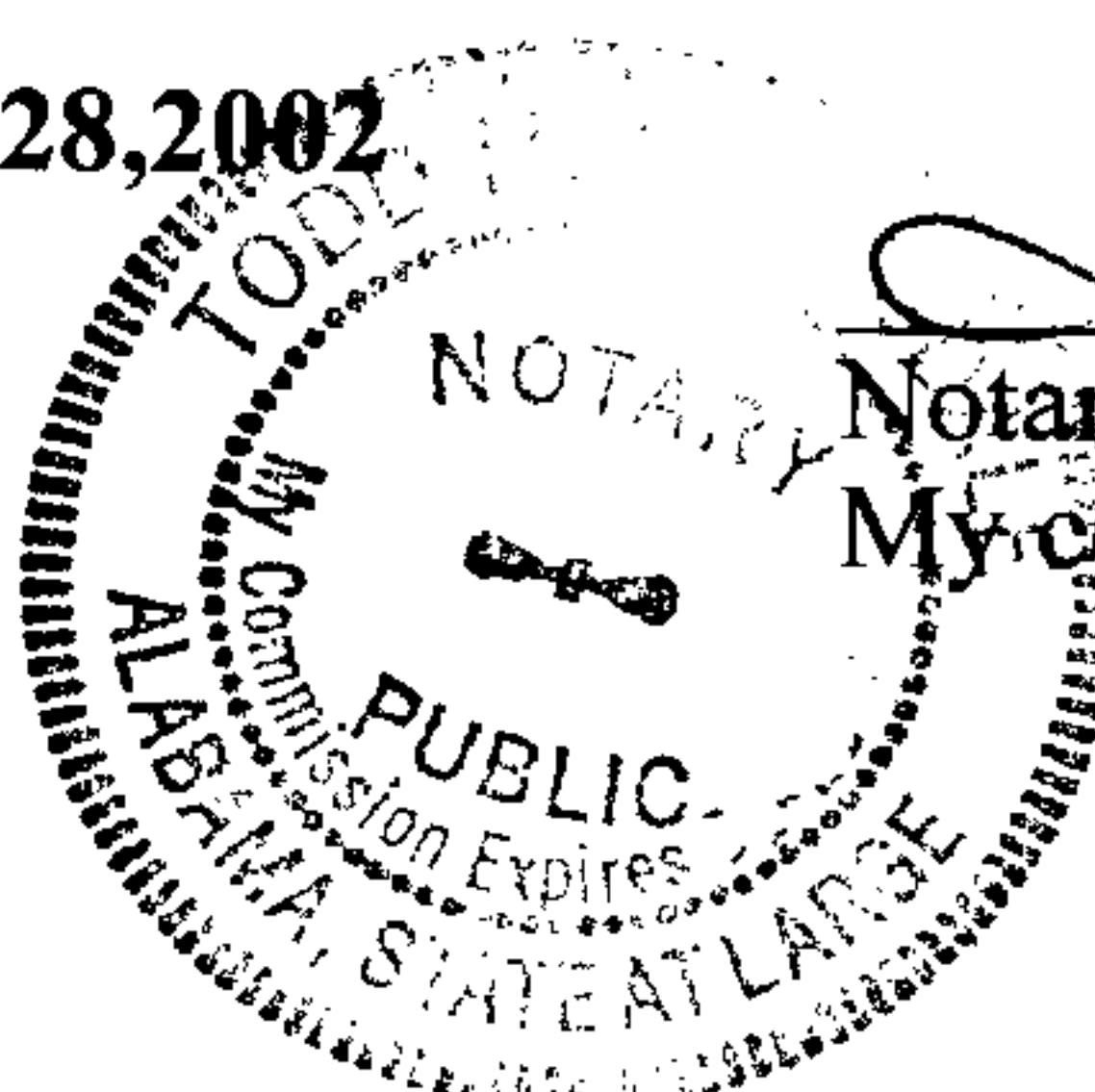
 (SEAL)
Jeffrey Larkin

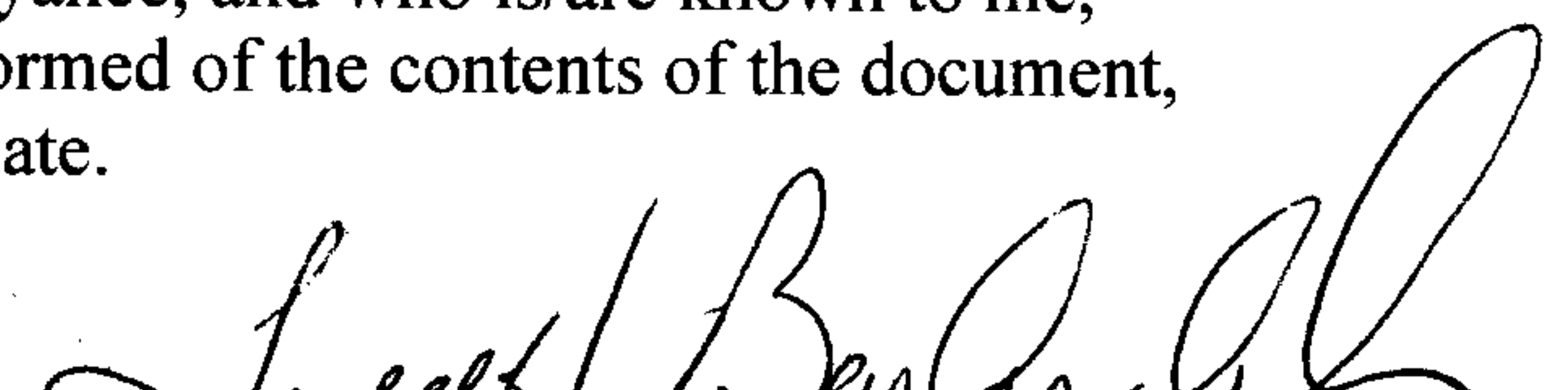
 (SEAL)
Susan R. Larkin

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned notary public in for and said State, hereby certify that, **Jeffrey Larkin and Susan R. Larkin** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledge before me on this day that, being informed of the contents of the document, he/she/they, executed the same voluntarily on the same bears date.

Given under my hand and seal this date: **May 28, 2002**




Notary Public
My commission expires: 2/20/2005