

SEND TAX NOTICE TO:

230322

1682

(Name) H. Eugene Coe
(Address) 1014 Garden Woods
Bham Al 35244

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
(Address) Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

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

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

R. Gregory Abbott and wife, Peggy W. Abbott

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

H. Eugene Coe and Tina T. Coe

(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 8, according to the Survey of Parkview, as recorded in Map Book 7, page 44, in the Probate Office of Shelby County, Alabama.

BOOK 077 PAGE 689

Subject to taxes, easements and restrictions of record.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 JUN 23 PM 2:58

Thomas A. Johnson, Jr.
JUDGE OF PROBATE

- 1. Deed Tax \$ 42.50
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 46.00

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 (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 our 28th day of May, 1986, have hereunto set hand(s) and seal(s), this

WITNESS OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT WAS FILED ON REAL 2919 PAGE 32
1986 JUN -4 AM 8:57

42.50
2.50
1.00
46.00
STATE OF ALA. JEFFERSON CO. PROBATE
JEFFERSON COUNTY }

(Seal) R. Gregory Abbott
(Seal) Peggy W. Abbott
(Seal) Peggy W. Abbott

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. Gregory Abbott and wife, Peggy W. Abbott 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 28th day of May, A. D. 1986
Wm H Halbrooks