

102

1300-N

SEND TAX NOTICE TO:

(Name) Edward B. Roehm  
(Address) 3309 Shetland Trace  
Birmingham, Alabama

This instrument was prepared by

(Name) Claude McCain Moncus

(Address) 2100 Sixteenth Avenue, South

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 One Hundred Eleven Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Randal R. Massey and wife, Debra C. Massey

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

Edward B. Roehm and wife, Judith D. Roehm

(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 14, Block 9, according to the survey of Kerry Downs as recorded  
in Map Book 5, Pages 135 and 136 in the Probate Office of Shelby  
County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 81,000.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1987 JAN -5 PM 1:33

1. Deed Tax \$30.00  
2. Mtg Tax         
3. Recording Fee 250  
4. Indexing Fee 100  
TOTAL 3250

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 hand(s) and seal(s), this 23<sup>rd</sup>

day of November, 19 86

WITNESS:

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

Randal R. Massey (Seal)  
Debra C. Massey (Seal)  
Debra C. Massey (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Randal R. Massey and wife, Debra C. Massey  
whose name 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 23<sup>rd</sup> day of November, A. D., 19 86

Land Title

My Commission Expires on           

Frances C. Mackey