

2348

977

SEND TAX NOTICE TO:

(Name) Lynn Bates
Ann Bates
 (Address) 909 Riverchase Parkway
Birmingham Alabama 35244

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
 (Address) Birmingham Alabama 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 One Hundred Sixty One Thousand One Hundred Eighty Eight Dollars and 00/100 DOLLARS

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

J.J. Nolen, a married man

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

Lynn Bates and Ann Bates

(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 13, second addition, phase II, Riverchase Country Club
 as recorded in Map Book 8, page 161 in the Office of the Judge
 of Probate Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

153,100.00 of the purchase price recited above was paid from a mortgage
 loan closed simultaneously herewith.

The above described property does not constitute the homestead of
 the Grantor.

The above described property does not constitute the homestead
 of the grantor or his spouse.

1. Deed Tax \$ 8.50
 2. Mtg. Tax \$ 2.50
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 12.00

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 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~~ (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, I have hereunto set my hand(s) and seal(s), this 30th

day of July, 19 87

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

(Seal)

1987 AUG 13 PM 4:19

(Seal)

STATE OF ALABAMA

Jefferson

JUDGE OF PROBATE COUNTY

(Seal)

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS INSTRUMENT WAS FILED
 Re-Rec.
 1987 AUG 31 AM 8:36

(Seal)

(Seal)

(Seal)

Rec 2.50
 Jud 1.00
 3.50

I, the undersigned

hereby certify that J.J. Nolen

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, A.D., 19 87

Wm. Halbrooks
 Notary Public.

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 BOOK 145 PAGE 748