

SEND TAX NOTICE TO:

(Name) Morris A. Schwartz, Jr.
3716 Cumberland Trace
(Address) Birmingham, AL 35243

This instrument was prepared by 230
William H. Halbrooks, Attorney
(Name) Suite 704 Independence Plaza
Birmingham, AL 35209
(Address)

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 Two Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Douglas C. Houston and wife, Josephine P. Houston

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

Morris A. Schwartz, Jr. and Pamela P. Schwartz

(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 127, according to a Survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7, page 130, in the Probate Office of Shelby County, Alabama.

1. Deed Tax \$ 32.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 36.00

Subject to taxes, easements and restrictions of record.

\$129,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 have hereunto set our hand(s) and seal(s), this 25th day of September 87

STATE OF ALABAMA, SHELBY COUNTY

I CERTIFY THIS INSTRUMENT WAS FILED

1987 OCT -5 PM 12:10 (Seal)

Josephine P. Houston, Jr. (Seal)

JUDGE OF PROBATE (Seal)

Douglas C. Houston (Seal)

Josephine P. Houston (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Douglas C. Houston and Josephine P. Houston

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. 25th

Given under my hand and official seal this _____ day of September 87 A. D., 19

William H. Halbrooks
Notary Public.

BOOK 153 PAGE 951