

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Michael J. McCormick
5200 Meadow Garden Lane
 (Address) Birmingham, Alabama 35242

This instrument was prepared by

1783

(Name) John N. Randolph Sirote, Permutt, et al.
2222 Arlington Avenue South
 (Address) Birmingham, Alabama 35205

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighteen Thousand Dollars & No/100's DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
R. Russell Church and wife, Katherine E. Church

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

Michael J. McCormick and Lorette R. McCormick

(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 1, Block 2, according to the Map and Survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, Page 19 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Easements and building line as shown by recorded map.
3. Easement granted to Alabama Gas Corporation as recorded in Book 323, Page 667, and Book 323, Page 671.
4. Restrictions as recorded in Book 36, Page 881, and Book 37, Page 21.
5. Right of way in favor of Alabama Power Company as recorded in Book 37, Page 22.

\$112,100.00 of the purchase price recited above was paid from the proceeds of 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 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 19

day of November, 19 87.

WITNESS:

Charles H. Beale (Seal)

Kathleen F. Johnson (Seal)

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

1987 NOV 30 PM 1:58

R. Russell Church (Seal)

Katherine E. Church (Seal)

1. Local Tax \$ 6.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

9.50

STATE OF OHIO

Franklin COUNTY

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. Russell Church and wife, Katherine E. Church whose name s 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 19th day of November, A.D., 19 87

AFF SEAL

KATHLEEN F. JOHNSON
 NOTARY PUBLIC, STATE OF OHIO

Kathleen F. Johnson

Public.

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 Return to Sirote