

SEND TAX NOTICE TO:

(Name) Richard Almon Ryan

(Address) 3713 Woodbine Way
Birmingham, AL 35243

This instrument was prepared by

(Name) Dale Corley

(Address) 2100 Sixteenth Avenue South
Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Seven Thousand Nine Hundred and NO/100----- DOLLARS

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

Jeffrey L. McCormick and wife, Paulette P. McCormick

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

Richard Almon Ryan and wife, Sharon H. Ryan

(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 76, according to the Survey of Meadow Brook, 12th Sector, as recorded in Map Book 9, Page 27, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, and restrictions, if any, of record.

\$85,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 167 PAGE 627

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

88 JAN 15 AM 8:40

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 22.00
2. Mtg. Tax -----
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 55.50

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 13th

day of October, 19 87

WITNESS:

Daniel Espada (Seal)
Suzanne M. McCarty (Seal)
James T. Ryan (Seal)

Jeffrey L. McCormick (Seal)
Jeffrey L. McCormick (Seal)
Paulette P. McCormick (Seal)
Paulette P. McCormick

STATE OF ALABAMA

----- COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey L. McCormick and wife, Paulette P. McCormick whose name is 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 13th day of October, A. D., 19 87

Charles O. Morris

Public.