

879

SEND TAX NOTICE TO:

(Name) Charlie F. and Wanda J.  
Chancellor  
(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Jack W. Monroe, Jr.  
2028 Kentucky Avenue  
(Address) Birmingham, AL 35216

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 Thirty-seven Thousand and no/100 \$37,000.00 DOLLARS

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

Robert A. Kreider and wife, Esther S. Kreider  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charlie F. Chancellor and Wanda J. Chancellor  
(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, Block 2, according to the Survey of Kirkwall, a Subdivision of Inverness, as recorded in Map Book 6, Page 152, in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to:

1. Easement and building line as shown by recorded map.
2. Right of Way to Alabama Power Company recorded in Volume 307, Page 423, in the Probate Office of Shelby County, Alabama.
3. Restrictions recorded in Volume 20, page 159 and Volume 20, Page 629 in said Probate Office.
4. Agreement with Alabama Power Company recorded in Volume 20, Page 626 in said Probate Office.
5. Coal, oil, gas and other mineral interests and mining rights incident thereto as contained in Book 128, Page 06.

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 9th

day of February, 19 88.

WITNESS:

- 1. Deed Tax \$ 37.00
- 2. Mtg. Tax \_\_\_\_\_
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 40.50

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

88 FEB 15 AM 9:21

Thomas A. [Signature]  
JUDGE OF PROBATE

Robert A. Kreider (Seal)  
Esther S. Kreider (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
Robert A. Kreider and Esther S. Kreider

hereby certify that 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 have executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 9th day of February, A.D., 19 88  
William H. Hays Public.