

1398

SEND TAX NOTICE TO:
Bharat S. Shah
(Name) Hasu B. Shah
5299 Harvest Ridge Lane
(Address) Birmingham Alabama 35242

This instrument was prepared by

(Name) William H. Halbrooks
Suite 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 Thirty Two Thousand Dollars and no/100 DOLLARS

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

R. Carl Brunson and wife, Susan R. Brunson

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

Bharat S. Shah and Hasu B. Shah

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Sheby

County, Alabama to-wit:

Lot 34, according to the Survey of Meadow Brook, 11th Sector, as recorded in Map Book 9, page 6 A & B, in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

106,000.00 of the Purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 176 PAGE 36

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAR 18 AM 11:21

Thomas G. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax \$26.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 29.50

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 ~~My~~ (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 ~~my~~ (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 15th day of March, 19 88

WITNESS:

(Seal)
(Seal)
(Seal)

R. Carl Brunson (Seal)
Susan R. Brunson (Seal)
Susan R. Brunson (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. Carl Brunson and Susan R. Brunson

whose name 8 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 15th day of March, A. D., 19 88

William H. Halbrooks
Public.