

This instrument was prepared by

126

Send Tax Notice To: George P. Turley  
name 101 Cedar Cove Dr.  
Pelham, Al. 35124  
address

(Name) Jones & Waldrop  
1009 Montgomery Highway  
(Address) Birmingham, Al. 35216  
#115/88

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY  
That in consideration of One hundred thousand nine hundred and no/100 (\$100,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Gerald K. Brennan and his wife Paula L. Brennan

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

George Phillip Turley and JoAnn Turley

(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 Survey of Cedar Cove Subdivision, Phase I, as recorded in Map Book 9, page 53 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$80,000 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

BOOK 192 PAGE 483

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 28  
day of June, 1988

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Gerald K. Brennan (Seal)  
GERALD K. BRENNAN  
Paula L. Brennan (Seal)  
PAULA L. BRENNAN (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerald K. Brennan, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of June A. D., 1988

Susan Clegg  
Notary Public.

Jones & Waldrop

State of Louisiana  
County of Ascension

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Paula L. Brennan, a married woman whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me that on this day, that, being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given hunder my hand and official seal this the 28 day of June, 1988.

*Robert L. Pelton*  
NOTARY PUBLIC

BOOK 192 PAGE 483 -A

STATE OF ALA. SHELLEY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUL -5 AM 10:13

*Thomas A. Inoué, Jr.*  
JUDGE OF PROBATE

1. Deed Tax \$ 21.00  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 27.00

02 JUN 1988

Return to:

*James H. Aldridge*  
KE115-80

TO

WARRANTY DEED  
JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP

Recording Fee \$ \_\_\_\_\_  
Deed Tax \$ \_\_\_\_\_

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET  
BIRMINGHAM, ALABAMA 35203