

(Name) Jerry O. Totty, Jr.
1204 Bold Ruler Lane
(Address) Helena, Alabama 35080

This instrument was prepared by

(Name) J. Swierz

(Address) 8 Penn Center, Phila., PA 19103

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 NINETY EIGHT THOUSAND NINE HUNDRED AND NO/100TH (\$98,900.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, TERRELL R. JOHNSON, JOSEPH T. HARTMAN, GEORGE E. MC CARTY, WILLIAM G. ANDERSON and GEORGE J. EGNER, Trustees under Declaration of Trust dated August 1, 1985

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

JERRY O. TOTTY, JR. AND WIFE, CYNTHIA G. TOTTY

(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 5, Block 3, according to the survey of Dearing Downs, Second Addition as recorded in Map Book 9, Page 33, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

AND by Authority set forth under Declaration of Trust dated August 1, 1985, any two Trustees thereunder may act for all the Trustees.

\$88,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 193 PAGE 533

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

88 JUL 11 PM 3:11

Thomas W. Swierz, Jr.
JUDGE OF PROBATE

- 1. Deed Tax \$ 10.00
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 4.00
- TOTAL 16.50

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, they have hereunto set their hand(s) and seal(s), this 28th day of June, 1988

WITNESS: _____ (Seal)
_____ (Seal)
_____ (Seal)
Terrell R. Johnson, Joseph T. Hartman, and George E. McCarty, Trustees under Declaration of Trust dated August 1, 1985 (Seal)

STATE OF PENNSYLVANIA
Philadelphia COUNTY

I, John Swierz, a Notary Public in and for said County, in said State, hereby certify that Terrell R. Johnson and Joseph T. Hartman, Trustees under Declaration of Trust dated August 1, 1985 whose names 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 28th day of June, A.D., 1988

Courtney Nelson
JOHN SWIERZ
A Foreign Commissioner of Oods
for New Jersey in Pennsylvania

John Swierz
Notary Public.