

This instrument was prepared by

384

Send Tax Notice To: Mr. & Mrs. Patrick Elliott
name

(Name) J. Michael Joiner

923 3rd Ave NW Alabaster, AL

address

35007

(Address) P.O. Box 1012 Alabaster, AL 35007

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 Fifty three thousand and no/100 (\$53,000.00) -----DOLLARS

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

J.M. Jones and wife Jane C. Jones
(herein referred to as grantors) do grant, bargain, sell and convey unto

Patrick Elliott and wife Jean Elliott
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lots 5 and 6, Block 8 according to the survey and map made by H.W. Cannon, a registered surveyor and filed in the Probate Office of Shelby County, Alabama on May 10, 1955 and recorded in Map Book 3 Page 156 in the Probate Office of Shelby County, Alabama, said map is entitled Alabaster Gardens being a subdivision of a part of S 1/2 of SW 1/4 of Section 35, Township 20 South, Range 3 West; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

1. Deed Tax \$ 53.00

2. Mtg Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 56.50

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -6 PM 1:44

NOTARY PUBLIC

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 2nd day of December, 19 88.

WITNESS:

(Seal)

(Seal)

(Seal)

J.M. Jones (Seal)

Jane C. Jones (Seal)

Jane C. Jones (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, J. Michael Joiner, a Notary Public in and for said County, in said State, hereby certify that J.M. Jones and wife Jane C. Jones whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of December, A.D., 19 88

J. Michael Joiner
My commission expires: 11-17-90. Notary Public.