

WARRANTY DEED

1149

THIS INSTRUMENT PREPARED BY:

✓ Lamar Ham  
3512 Old Montgomery Highway  
Birmingham, AL 35209

SEND TAX NOTICE TO:

Scott Sundberg  
3325 McGregor Moor  
Birmingham, AL 35243

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Forty Thousand and 00/100-----Dollars, and other valuable considerations, to the undersigned grantors, Robert M. Ramsay, Jr. and wife, Elizabeth N. Ramsay, in hand paid by Scott Sundberg, Raymond G. Sundberg and Charles L. Fleming, the receipt whereof is acknowledged, we, the said Robert M. Ramsay, Jr. and wife, Elizabeth N. Ramsay, do grant, bargain, sell and convey unto the said Scott Sundberg, Raymond G. Sundberg, and Charles L. Fleming, as successive joint tenants, with right of survivorship as hereinafter set out, the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 1, Block 3, according to the Survey of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Pages 135-136, in the Office of the Judge of Probate of Shelby County, Alabama.

\$112,000 of the above recited consideration was provided by a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Scott Sundberg, Raymond G. Sundberg, and Charles L. Fleming, as joint tenants, with the right of survivorship, successively, 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), upon the death of any one of said grantees the entire interest in said property shall vest in the two survivors, as joint tenants, with right of survivorship, and that upon the death of either of the said two survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving grantees herein named, but if neither grantee named survives the other or others, such as in case of death in a common accident, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves, and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except above named, that we have a good right to sell and convey the same as aforesaid; that we

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will, 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 hands and seals on this 11th day of May, 1990.

Robert M. Ramsay, Jr.  
Robert M. Ramsay, Jr.

Elizabeth N. Ramsay  
Elizabeth N. Ramsay

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Robert M. Ramsay, Jr. and wife, Elizabeth N. Ramsay, 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 11th day of May, 1990.

STATE OF ALA. SHELLEY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 MAY 17 AM 8:49

Thomas A. Sullivan  
JUDGE OF PROBATE

[Signature]  
Notary Public  
MY COMMISSION EXPIRES NOVEMBER 1, 1993

1. Deed Tax	\$ 28.00
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 4.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 0.00
Total	\$ 38.00