

996  
SEND TAX NOTICE TO:

(Name) Mark D. Martincic

(Address) 810 Willow Oak Drive  
Hoover, Alabama 35244

This instrument was prepared by

(Name) Gene W. Gray, Jr.

(Address) 2100 SouthBridge Parkway, Suite 650

Form TICOR 5200 1-84 Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Three Thousand Four Hundred Ninety-Five No/100- DOLLARS

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

Charles Keith Caudle and wife, Teresa Caudle

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

Mark D. Martincic and Pauline Martincic

(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 9, according to the Amended Map of Sixth Sector to Riverchase Country Club, as recorded in Map book 7, page 93, in the Probate Office of Shelby County, Alabama.

Subject To:

Advalorem taxes for the year 1990 which are a lien but are not due and payable until October 1, 1990;

Existing easements, restrictions, set-back lines and limitations of record.

\$100,100.00 of the consideration was paid from the proceeds of a mortgage loan.

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

90 AUG 14 AM 8:05

CLERK OF PROBATE

BOOK 305 PAGE 112  
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 hands and seals, this 28th

day of July, 1990

WITNESS:

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

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

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

Charles Keith Caudle (Seal)  
Teresa Caudle (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Keith and Teresa Caudle 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of July, A.D., 1990