

1084

This instrument was prepared by

Send Tax Notice To: Shearer G. Folsom

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

5549 Heath Row Drive
Birmingham, Alabama 35242

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred sixty four thousand & No/100 (164,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Earl S. Smith, Jr., a single man & Krista B. Smith, a single woman

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

Shearer G. Folsom & Janis Folsom

(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 7, according to the Survey of Meadow Brook, 12th Sector, as recorded in Map Book 9, page 27, in the Probate Office of Shelby County, Alabama.
Minerals and mining rights excepted.

Subject to taxes for 1990.

Subject to 35 foot building line as shown by recorded Map.

Subject to 10 foot easement on Rear as shown by recorded Map.

Subject to restrictions appearing of record in Misc. Volume 58, page 486, in the Probate Office of Shelby County, Alabama.

Subject to right of way for Alabama Power Company as recorded in Real 5, page 155 in the Probate Office of Shelby County, Alabama.

Subject to Agreement with Alabama Power Company as recorded in Real 7, page 830 in the Probate Office of Shelby County, Alabama.

Subject to restrictions regarding Alabama Power Company as recorded in Real 7, page 833 in the Probate Office of Shelby County, Alabama.

\$131,200.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 17th day of September, 19 90

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 SEP 19 AM 9:41

Earl S. Smith, Jr.
Earl S. Smith, Jr.
Krista B. Smith
Krista B. Smith

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Earl S. Smith, Jr., a single man and Krista B. Smith, a single woman whose name S 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 17th day of September, A. D., 19 90

Larry L. Halcomb
Notary Public.