

Send Tax Notice To:

(Name) Onnie D. Dickerson, III, Attorney

(Address) 214 Lorna Square, Birmingham, AL 35216

NAME

address

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 TEN THOUSAND & NO/100 ----- DOLLARS

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

ALBERT W. KELLER, a single man

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

HARRY G. de la TORRE, and wife NELDA G. de la TORRE

(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 7 & 8, Parkside Subdivision, according to the Parkside Subdivision Survey, as recorded in Map Book 7, Page 136, in the Probate Office of Shelby County, Alabama; situated in the SE 1/4, Section 22, Township 19 South, Range 2 West, Shelby County, Alabama.

SUBJECT TO: (1) 1991 Ad Valorem taxes, and subsequent years;
(2) Easements, Reservations, and Restrictions of record, if any.

NOTE: This is not homestead property as to the Seller.

NOTE: \$9,500.00 of the above purchase price is in the form of a Purchase Money Mortgage in favor of Albert W. Keller, of even date, executed and recorded 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, I have hereunto set my hand(s) and seal(s), this 2nd day of July, 1991

WITNESS:

1. Direct Tax	2.00	
2. Indirect Tax	2.50	
3. Capital Gains Tax	2.00	
4. Corporation Tax	2.00	(Seal)
5. Income Tax	1.00	
6. Land and Building Tax	1.00	
Total	10.00	(Seal)

Albert W. Keller (Seal)
Albert W. Keller

_____ (Seal)

_____ (Seal)

STATE OF ALABAMA

Shelby COUNTY

91 JUL 12 PM 12:01 General Acknowledgment.

the undersigned authority, _____, a Notary Public in and for said County, in said State,

I, Albert W. Kellen a single man
hereby certify that is signed to the foregoing conveyance, and who is known to me, acknowledged before me
whose name he executed the same voluntarily

on this day, that, being informed of the contents of the conveyance _____ he _____ executed the same voluntarily on the day the same bears date. _____ July _____ 1991

Given under my hand and official seal this 2nd day of July A. D., 1991

My commission expires: 4/29/92

Annice D. Dickens Notary Public