

consideration 67,900.00  
1st mortgage 69,150.00

1070

This instrument was prepared by  
**PORTERFIELD, HARPER & MILLS, P.A.**  
(Name) #2 OFFICE PARK CIRCLE, SUITE 1  
POST OFFICE BOX 530790  
(Address) BIRMINGHAM, ALABAMA  
35253-0790

SEND TAX NOTICES TO:  
JAMES ARTHUR COOK  
712 CROSSCREEK TRAIL  
PELHAM, AL 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY-SEVEN THOUSAND NINE HUNDRED AND NO/100 (\$67,900.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
KENNETH DUANE BLACK AND PATRICIA KATHLEEN BLACK, Husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JAMES ARTHUR COOK AND JANET GARNER COOK

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

LOT 4, BLOCK 3, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES, SECOND  
SECTOR, AS RECORDED IN MAP BOOK 5 PAGE 93 IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS MADE SUBJECT TO AD VALOREM TAXES; ALL EASEMENTS, RESTRICTIVE  
COVENANTS, RESERVATIONS AND RIGHTS OF WAY APPEARING OF RECORD.

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  
SEE REVERSE FOR CONTINUATION

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 war-  
rant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th day of March, 1991.

(SEAL) X Kenneth Duane Black (SEAL)

KENNETH DUANE BLACK

(SEAL) X Patricia Kathleen Black (SEAL)

PATRICIA KATHLEEN BLACK

(SEAL) (SEAL)

STATE OF ALABAMA

X Jefferson COUNTY }

General Acknowledgment

I, the undersigned Linda B. Meadows a Notary Public in and for said County,  
in said State, hereby certify that Kenneth Duane Black AND

PATRICIA KATHLEEN BLACK, husband & wife

whose name(s) signed to the foregoing conveyance, and who is 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 14th day of March, A.D. 1987

X Linda B. Meadows  
Notary Public

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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.

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

91 JUL 17 AM 10:01

*John W. [Signature]*  
JUDGE OF PROBATE

NO TAX COLLECTED

1. Bond Fee	_____
2. Reg. Fee	_____
3. Recording Fee	3.00
4. Indexing Fee	3.50
5. Notary Fee	1.50
6. Estimated Tax	1.00
<b>Total</b>	<b>9.00</b>

BOOK 353 PAGE 845