

1843

SEND TAX NOTICE TO:

(Name) Richard B. Williams, Jr.
634 Bennett Drive
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.

(Address) 100 Concourse Parkway Suite 350

Birmingham, Alabama 35244

Form 1-1-5 Rev. 5/82 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FOUR THOUSAND AND NO/100ths DOLLARS

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

Steve Kendrick dba Kendrick Construction

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

Richard B. Williams, Jr. and wife, Julie L. Williams

(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 7A, In Block 3, of a Resurvey of Fernwood, Third Sector, as recorded in Map Book 7, Page 80 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$77,263.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF STEVE KENDRICK AS DEFINED BY THE CODE OF ALABAMA.

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

91 JUL 19 PM 1:27

JUDGE OF PROBATE

1. Deed Tax	7.00
2. Mfg. Tax	
3. Surviving Fee	3.00
4. Interest Fee	3.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	13.00

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 17th

day of July, 19 91

WITNESS:

(Seal)

Steve Kendrick dba Kendrick Construction (Seal)

(Seal)

BY: Steve Kendrick (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

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

hereby certify that Steve Kendrick

whose name is 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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 17th day of July, A.D., 19 91

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES