

Send Tax Notice To:  
GEORGE J. KEFF  
105 Pintail Drive  
Pelham, AL. 35124



# JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) JAMES A. HOLLIMAN, ATTORNEY  
3821 Lorna Road, Suite 110  
(Address) Birmingham, AL. 35244

2759

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ONE HUNDRED THIRTY THOUSAND AND NO/100 (\$130,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
JOHN T. MALONEY and wife, EDITH N. MALONEY

(herein referred to as grantors) do grant, bargain, sell and convey unto  
GEORGE J. KEFF and wife, PAMELA KEFF

(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 4, according to the Survey of Mallard Pointe, First Addition, as recorded in Map Book 11, Page 86, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1991 and subsequent years.  
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$ 60,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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1. Deed Tax	70.00
2. Notary Fee	4.50
3. Recording Fee	3.00
4. Transfer Tax	1.00
5. Notary Fee	1.00
6. Certified to Records	1.00
<b>Total</b>	<b>76.50</b>

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.  
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 5th

day of August, 19 91

WITNESS:

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

91 AUG -8 PM 1:21

(Seal) X John T. Maloney (Seal)  
JOHN T. MALONEY  
(Seal) X Edith N. Maloney (Seal)  
EDITH N. MALONEY  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHN T. MALONEY and wife, PAMELA KEFF 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 5th day of August, A.D., 19 91

My Co

sion Expires: 8-29-94

John R. Holliman