

527

This instrument was prepared by

Send Tax Notice To: James R. O'Neal
name
2050 Wild Flower Drive
address Birmingham, AL 35244

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

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

STATE OF ALABAMA

Jefferson COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred One Thousand and no/100 DOLLARS

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

Joseph Raymond Simrell, an unmarried man

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

James R. O'Neal and Mary K. O'Neal

(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 131, according to the Survey of Riverchase West, Fourth Addition, Residential Subdivision, as recorded in Map Book 7, Page 156, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$90,450.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax	\$ 11.00
2. Mig. Tax	\$ 0.00
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 17.50

ALABAMA JUDICIAL SYSTEM
I CERTIFY THIS
INSTRUMENT WAS FILED
91 SEP -9 PM 2:09
JUDGE OF PROBATE

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 _____ 26th _____ day of _____ August _____, 19 91.

WITNESS:

(Seal)

(Seal)

(Seal)

Joseph Raymond Simrell (Seal)
Joseph Raymond Simrell

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Joseph Raymond Simrell, an unmarried man 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 _____ 26th _____ day of _____ August _____ A. D., 19 91

Wini Halbrooks
Notary Public