

This instrument was prepared by

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

2657  
Send Tax Notice To: RAYMOND J. RONK  
name 3409 Charing Wood Ln.  
Birmingham, AL. 35242  
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 ONE DOLLAR and the assumption of the hereinafter DOLLARS  
described mortgage loan  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

RAYMOND J. RONK and wife, wife, LINDA J. RONK  
(herein referred to as grantors) do grant, bargain, sell and convey unto

RAYMOND J. RONK and wife, LINDA J. RONK  
(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 12, Block 2, according to the Plat of Applecross, a subdivision  
of Inverness, as recorded in Map Book 6, Page 42, in the Office of  
the Judge of Probate of 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. (3) Mineral and mining  
rights excepted. (4) Mortgage in favor of Union Planters National  
Bank, dated April 12, 1991, in the original amount of ONE HUNDRED  
TWENTY-FIVE THOUSAND FIVE HUNDRED FIFTY-TWO AND NO/100 (\$125,552.00)  
DOLLARS, as recorded in Book 338, Page 428, in the Probate Office  
of Shelby County, Alabama.

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

91 NOV 12 PM 1:26

JUDGE OF PROBATE

1. Deed Tax	\$ 50
2. Mfg. Tax	\$ 0
3. Recording Fee	\$ 3.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 0
6. Certified Fee	\$ 1.00
Total	\$ 7.00

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, WE have hereunto set OUR hand(s) and seal(s), this 30<sup>th</sup>  
day of August, 19 91.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)  
RAYMOND J. RONK  
\_\_\_\_\_  
(Seal)  
LINDA J. RONK  
\_\_\_\_\_  
(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 RAYMOND J. RONK and wife, LINDA J. RONK  
whose names 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 30<sup>th</sup> day of August, A. D., 19 91

My Commission Expires: 11-2-91

\_\_\_\_\_  
Notary Public.