

1094

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

Send Tax Notice To: Joseph Stamba
54 Southern Hills Parkway
Calera, Alabama 35040
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 Seventy nine thousand two hundred fifty and No/100 (79,250.00) DOLLARS

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

Rhonda Lynne Vaughan, a single woman

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

Joseph Stamba and Amie Stamba

(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 3, according to the Map of SOUTHERN HILLS, Sector 2, as recorded in Map book 14, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1992.

Subject to permits to Alabama Power Company recorded in Deed Book 252, Page 162, Deed Book 220, Page 40; Deed Book 217, Page 100; Deed Book 103, Page 171; Deed Book 220, Page 46; Deed Book 252, Page 157; and Real Book 315, Page 506 recorded in the Probate Office of Shelby County, Alabama.

Subject to 30 foot building set back line from Southern Hills Parkway and 50 foot rear building set back line as shown on recorded map.

\$75,250.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 none 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.

BOOK 373 PAGE 746

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 14th

day of November, 19 91.

WITNESS:

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

91 NOV 19 AM 11:44

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

Rhonda Lynne Vaughan (Seal)
Rhonda Lynne Vaughan

1. Deed Tax 4.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 3.00
5. No Tax Fee _____
6. Certified Fee 1.00

General Acknowledgment Total 870.50

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Rhonda Lynne Vaughan, a single woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of November A. D., 19 91

Larry L. Halcomb
Notary Public