

SEND TAX NOTICE TO:

(Name) Elaine W. Beiersdoerfer
Route 1, Box, Brush Creek
(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) Malcolm L. Wheeler, Atty.
2230 3rd Avenue, N.
(Address) Birmingham, AL 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/00 (\$1.00) ----- DOLLARS

and love and affection,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~we~~ I,
Elaine W. Beiersdoerfer

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

Elaine W. Beiersdoerfer, Brittany Beiersdoerfer and Heidi Beiersdoerfer

(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 19 according to the Survey of Douglas Meadows as recorded in Map Book 15, Page 80, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, covenants and conditions, as recorded in Map Book 15, Page 80, in said Probate Office; set-back lines, public utility easements, and rights-of-way.

The above property is not the homestead of the Grantor.

This conveyance is subject to a first mortgage in favor of Malcolm L. Wheeler or Sara O. Wheeler, or the survivor, the said Sara O. Wheeler having died on July 16, 1992, which said mortgage is recorded in Instrument Volume 1992-12879 in the Probate Office of Shelby County, Alabama, the balance on which is \$52,711.04.

09/28/1992-21515
04:17 PM CERTIFIED

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 28 day of September, 19 92.

WITNESS:

(Seal) _____
(Seal) _____
(Seal) _____

Elaine W. Beiersdoerfer (Seal)
Elaine W. Beiersdoerfer (Seal)
_____ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Elaine W. Beiersdoerfer 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 28 day of September, A. D., 19 92

125 Douglas Drive
Alabaster, AL 35007

Michael P. Wheeler
Notary Public.

Inst # 1992-21515
1992-21515