

SEND TAX NOTICE TO:

Thomas F. Trammell

(Name)

(Address)

This instrument was prepared by

(Name) Townes, Woods & Roberts P.C.

(Address) P.O. Box 96, Gardendale, AL 35071

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-Nine Thousand Nine Hundred and NO/100--(\$49,900.00)----- DOLLARS

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

Andrew J. Kauffman, Jr., a married man

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

Thomas F. Trammell and wife, Jeanne W. Trammell

(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 7, BLock 3, according to the survey of Havenwood Park, Second Sector, as recorded in Map Book 18, Page 47, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

The above described property is not the homestead of the grantor herein, as referenced in Code Section 6-10-2.

Inst # 1994-06066
02/24/1994-06066
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 58.50

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 21st day of February, 1994.

WITNESS:

(Seal)
(Seal)
(Seal)

(Seal)
Andrew J. Kauffmann, Jr.
(Seal)
(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew J. Kauffmann, Jr., a married 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 21st day of February, A.D., 1994

Notary Public.

1994-06066