

This instrument was prepared by

(Name) Holliman, Shockley & Kelly  
2491 Pelham Parkway  
(Address) Pelham, AL 35124

Send Tax Notice To:

JESSIE F. ROSS, JR.  
and DEBORAH B. ROSS

name  
1806 Chandamont Circle  
address  
Pelham, Alabama 35124

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 Hundred Forty-One Thousand Nine Hundred and no/100----- DOLLARS

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

ROBERT B. MORIN and wife, CHARLOTTE J. MORIN

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

JESSIE F. ROSS, JR. and wife, DEBORAH B. ROSS

(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 51, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years,  
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.  
(3) Mineral and mining rights, if any.

\$ 134,800.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and ~~Inst # 1994-03619~~ <sup>Inst # 1994-03619</sup> simultaneously herewith.

12/29/1994-37619  
09:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 16.00

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 12th

day of December, 1994.

WITNESS:

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

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

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

Robert B. Morin (Seal)  
ROBERT B. MORIN

Charlotte J. Morin (Seal)  
CHARLOTTE J. MORIN

STATE OF ~~ALABAMA~~ COLORADO

Weld COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ROBERT B. MORIN and wife, CHARLOTTE J. MORIN whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance They executed the same on the day the same bears date.

Given under my hand and official seal this 12th day of December

Kathleen Novosad

