

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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Attorneys at Law  
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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

SEAN S. DASSAU  
3012 ASHLEY CIRCLE  
HELENA, AL 35080

Inst # 1998-26155

09:34 AM CERTIFIED

08/21  
SHELBY COUNTY JUDGE OF PROBATE

200

STATE OF ALABAMA)

COUNTY OF SHELBY)

# JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

## WARRANTY DEED

**Know All Men by These Presents:** That in consideration of EIGHTY EIGHT THOUSAND TWO HUNDRED and 00/100 (\$88,200.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, KENNETH CURTIS, AN UNMARRIED PERSON, D/B/A KMC HOMES (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SEAN S. DASSAU AND FLO P. DASSAU, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 56, ACCORDING TO THE SURVEY OF ASHLEY BROOK, AS RECORDED IN MAP BOOK 22 PAGE 78 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.**

### SUBJECT TO:

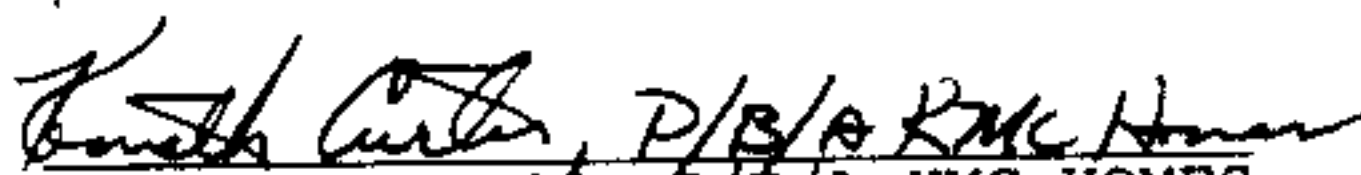
1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Building setback line of 25 feet reserved from Ashley Circle as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1997-13189 in Probate Office.
4. Easement(s) to Town of Helena as shown by instrument recorded in Deed Book 305 pages 394, 396, 398, 400 & 402 in Probate Office.
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 1 page 382 in Probate Office.
6. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
7. Easement for driving purposes set out in Deed Book 311 page 153 in Probate Office.
8. Restrictions, limitations and conditions as set out in Map Book 22 page 78.

\$88,502.00 of the consideration herein was derived from a mortgage 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 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KENNETH CURTIS, AN UNMARRIED PERSON D/B/A KMC HOMES, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of June, 1998.

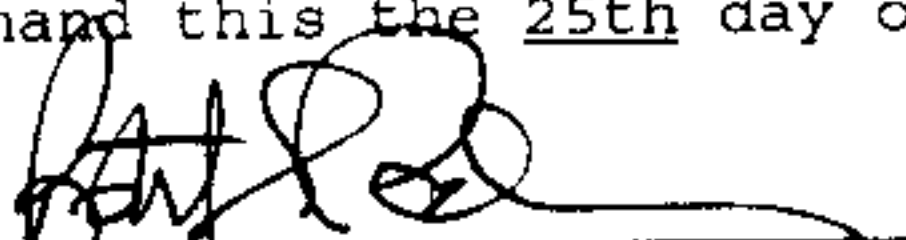
  
KENNETH CURTIS, D/B/A KMC HOMES

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KENNETH CURTIS, AN UNMARRIED PERSON D/B/A KMC HOMES, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of June, 1998.

  
Notary Public

My commission expires: 7/16/98

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07/10/1998-26155  
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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00