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REORDER FROM.
American Printing Co.
(205) 254-3171

Inst # 1998-32573
08/21/1998-32573
10:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
NRP CRM 23.75

Signature(s) of Secured Party(ies) or Assignee

Type Name of Individual or Business

Type Name of Individual or Business

2/3



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8888

(Name) J. Michael Joiner, Joiner and Kromer

(Address) P.O. Box 1012, Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100 (\$30,000.00)-----

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

First Alabama Bank Shelby County

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

Edward E. Monk and wife, Dale N. Monk

(herein referred to as GRANTEE) as joint tenants with right of survivorship, the following described real estate situated in-----

SHELBY County, Alabama to-wit:

Lot 1, according to the map and survey of the first Addition to the R. E. Whaley Subdivision of the town of Maylene, as recorded in Map Book 3, Page 120, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. Subject to existing easements, taxes, restrictions, set-back lines, right of way, limitations, if any, of record.

Subject to any encroachments, easements, measurements, variations in area or content, party walls or other facts which a correct survey of the premises would show.

Subject to rights or claims of parties in possession not shown by the public records.

Subject to roads, ways, streams or easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands.

Subject to all rights outstanding by reason of statutory right of redemption from foreclosure of that certain mortgage given by Dan Kirby Construction, Inc., to First Alabama Bank of Shelby County, recorded in Book 163, Page 399, in the Probate Office of Shelby County, Alabama: said foreclosure deed filed in Book 273, Page 980 on January 11, 1990.

4% Fee \$1200.00
Recording Fee \$10.00
Indexing Fee \$10.00
No Tax Fee \$0.00
Certified Fee \$0.00
Total \$1220.00

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, 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 1st

day of February 1990

WITNESS: SHELBY COUNTY, ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
90FEB-5 AM 11:50
JUDGE OF PROBATE

(Seal) First Alabama Bank Shelby County
(Seal) by Anthony Holmes, Vice President
(Seal)

STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, do hereby certify that Anthony Holmes, Vice President of First Alabama Bank Shelby County, 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 were done.

Given under my hand and official seal this 1st day of February 1990

Inst # 1990

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