

This instrument was prepared by
J. Dan Taylor/Smyer, White,
Taylor, Evans & Sanders
2025 Fourth Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Mark Torres
745 Bailey Brook
B'ham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

456

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety Three Thousand and 00/100 (\$93,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Durwood B. Greene and wife Jo Ellen Greene (herein referred to as grantors) do grant, bargain, sell and convey unto Mark Glenn Torres (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 12, according to the Survey of Riverchase West Dividing Ridge, as recorded in Map Book 6, page 108, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions, and right of ways of record.

\$65,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 10th day of December, 1982.

NOTARY PUBLIC
SHELBY COUNTY, ALABAMA

Durwood B. Greene
DURWOOD B. GREENE

1982 DEC 15 AM 9:13

Jo Ellen Greene
JO ELLEN GREENE

STATE OF ALABAMA
JEFFERSON COUNTY

Notary Public
Jefferson County, Alabama

Deed 2750 Secnty. 425-505-
Fee 1.50
Tad. 1.00
30.00

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Durwood B. Greene and wife Jo Ellen Greene whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of December, 1982.

My Commission Expires
8/27/86

Jo Ellen Greene
Notary Public

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