

1226

SEND TAX NOTICE TO:

(Name) Hue Van Le & Julie Phan Le

(Address) Rt-1 Box 673 Leeds, AL 35094

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) P.O. Box 822, Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand, Nine Hundred and 00/100 DOLLARS

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

Martin M. Muller, an unmarried man (herein referred to as grantors) do grant, bargain, sell and convey unto

Hue Van Le and Julie Phan Le

(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 4, according to a Subdivision of Martin M. Muller Property, as recorded in Map Book 8, Page 112, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1983 and subsequent years. MINERALS AND MINING RIGHTS EXCEPTED.

This property is restricted as follows: No trailers shall be placed on this lot.

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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 27th

day of August September, 19 83

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS

Deed TAX 10.00 Rec 1.50 Jud 1.00 12.50

1983 SEP 29 PM 12:20

Martin M. Muller (Seal) Martin M. Muller (Seal)

Judge of Probate (Seal)

STATE OF ALABAMA Jefferson Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Martin M. Muller, an unmarried 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 27th day of August September A.D., 19 83

Lisa Stewart Notary Public

My Commission Expires March 11, 1987