

SEND TAX NOTICE TO:

(Name) Horst G. Nekien

(Address) 5415 Foxfire Circle, Helena, Ala
#35080

This instrument was prepared by

(Name) Kathryn C. Fallon

(Address) 6102 Valley Station Road, Helena, Alabama 35080

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 TWENTY-ONE THOUSAND AND NO/100 DOLLARS

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

EMMETT W. CLOUD and wife MARGARET B. CLOUD

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

HORST G. NEKIEN and wife BETTY NEKIEN

(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 9, according to Third Sector, First Addition, Indian Crest Estates, as recorded in Map Book 7, Page 143, in the Office of the Judge of Probate of Shelby County, Alabama.

Easements and building line as shown on recorded map.

Restrictions appearing of record in Misc. Book 30, Page 646.

BOOK 353 PAGE 251

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 FEB 10 AM 11:26

F. Thomas G. Saunders, Jr.
JUDGE OF PROBATE

Deed tax 2.00
Rec. 1.50
Ind. 1.00
23.52

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 ~~X~~(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~(we) will and ~~our~~ (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 2nd day of February, 19 84.

WITNESS:

____ (Seal)

____ (Seal)

____ (Seal)

Emmett W. Cloud (Seal)

Margaret B. Cloud (Seal)

____ (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EMMETT W. CLOUD and wife MARGARET B. CLOUD whose name S 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, A. D., 19 84

Jeff. L. Little

William G. Saunders

Notary Public.