

1348

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Thomas A. Ritchie

(Address) 312 No. 23rd St., B'ham, Alabama, 35203

Form 116 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 Sixty Four Thousand Five Hundred (\$64,500) DOLLARS

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

U Totem of Alabama, Inc.

(herein referred to as grantors) do grant, bargain, sell and convey unto Kenneth J. Neal and wife Patricia A. Neal

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

Shelby County, Alabama to-wit:

Lots 5, 6, 7, 8, and 9, in Block 1 of the Nickerson Subdivision of Alabaster, Alabama, as recorded in Map Book 3, Page 147, in the Probate Office of Shelby County, Alabama.

The above-described property is conveyed subject to easements and restrictions of record and also subject to the following condition, limitation and restriction:

That for a period of ten (10) years from the date hereof the property shall not be used for a retail outlet being operated as a convenience grocery store.

\$ 61,110.00 of the above recited purchase price was paid from a purchase money mortgage recorded simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT FILED
See Reg. 445-439
1984 MAR 27 PM 2:31

Deed by - 350
Rec. 150
Ind. 100
600

JUDG. _____

BOOK 354 PAGE 285

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, claiming by or through Grantor, but against no others.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 15th

day of March, 19 84.

WITNESS:

ALABAMA
U TOTEM OF ~~ALABAMA~~ INC.

By James Williamson Jr (Seal)
Vice President (Seal)

(Seal) (Seal)

STATE OF Arizona
Maricopa COUNTY }

I, Phyllis Fenly, a Notary Public in and for said County, in said State, hereby certify that James Williamson, Jr whose name as President of U Totem of Alabama, Inc. is known to me 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 as such officer and with full authority executed the same voluntarily on the day the same were made, for and as the act of said corporation.

Given under my hand and official seal this 15th day of March, A.D. 19 84

M. Starnes Wheeler
2230-1st Ave. No
B'ham 35203

Phyllis Fenly
My Commission Expires 1989