



This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) 1442 Montgomery Highway

SEND TAX NOTICE TO:
Carlos Saenz
737 Dividing Ridge Drive
Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of Ninety Thousand and no/100 DOLLARS

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

William W. Merrill and wife, Mildred H. Merrill

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

Carlos Saenz and wife, Karen Hughes Saenz

(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 23, according to the survey of Riverchase West Dividing Ridge First Addition, as recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$62,280.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES 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 GRANTEES, their heirs and assigns, that ~~Deed~~ (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, we OUR hand(s) and seal(s), this 4th day of May, 19 84.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAY -8 PM 1:29

by My 448-219
JUDGE OF PROBATE

deed tax - 28.00
Rec. 1.50
30.50

William W. Merrill (Seal)

William W. Merrill (Seal)

Mildred H. Merrill (Seal)
Mildred H. Merrill

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William W. Merrill and wife, Mildred H. Merrill 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, A. D., 19 84

