

955

(Name) Jerry D. Fralish & Olivia S. Fralish

This instrument was prepared by

(Address) #1 Wilderness Court
Pelham, Alabama 35124

(Name) James B. Morton
1716 14th Avenue South
(Address) Birmingham, Alabama 35205

Form 1-1-3 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,

(\$57,879.75)

That in consideration of Fifty Seven Thousand Eight Hundred Seventy Nine and 75/100-----DOLLARS

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

William B. Meeks and wife, Amelia P. Meeks

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

Jerry D. Fralish and wife, Olivia S. Fralish

(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 24, Block 2, according to the Survey of Cahaba Valley Estates, Fourth Sector, as recorded in Map Book 5, Page 127, in the Probate Office of Shelby County, Alabama.

Partial consideration of this deed is the assumption of the 1st mortgage with a balance of \$32,879.75 as recorded in Shelby Mortgage Book 352, Page 334, Shelby County, Alabama.

Further partial consideration of this deed is a 2nd mortgage simultaneously executed and recorded herewith in the amount of \$19,025.00.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
see Reg. 448- all
1984 MAY 21 AM 8:28

Judge of Probate

Deed Tax 6.00
Rec. 1.50
Index 1.00
8.50

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, we have hereunto set our hand(s) and seal(s), this 15th

day of May, 19 84

WITNESS:

(Seal)

William B. Meeks (Seal)

(Seal)

Amelia P. Meeks, his wife (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William B. Meeks and wife, Amelia P. Meeks whose name 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 15th day of May, A.D., 19 84

TOPAZI, MORTON & McNAMEE

1716 14TH AVENUE SOUTH

Notary Public