

201
This instrument was prepared by



(Name) Courtney H. Mason Jr.
(Address) 2032 Valleydale Road

SEND TAX NOTICE TO:
Lewis Rusinko
2644 Buckboard Road
Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Ninety-Two Thousand Five Hundred and no/100----- DOLLARS

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

Thomas E. Borton III and wife, Mary K. Borton

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

Lewis H. Rusinko and wife, Nancy L. Rusinko

(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 50, according to the survey of Homestead, Second Sector, as recorded in Map Book 6, Page 74, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$51, 500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And ~~by~~(we) do for ~~myself~~ (ourselves) and for ~~my~~(our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~KKK~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~K~~(we) have a good right to sell and convey the same as aforesaid; that ~~by~~(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 1st day of October, 19 84

WITNESSETH

I, COURTNEY H. MASON JR.

INSTRUMENT NO. 004-254

1984 OCT -3 AM 10:08

Deed to 4/100 Rec 250 4450

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas E. Borton III and wife, Mary K. Borton whose names 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 1st day of October, A. D., 19 84