

402

SEND TAX NOTICE TO:

(Name) Tom L. Constantine, III

(Address) 3705 Woodbine Way  
Birmingham, AL 35243

This instrument was prepared by

(Name) William H. Halbrooks, Attorney

Suite 820 Independence Plaza

(Address) Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety One Thousand One Hundred Fifty & no/100 --- DOLLARS  
(91,150.00)

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

Sidney W. Smyer, III a married man

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

Tom L. Constantine, III and Stephanie Bouloukos

(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 74, according to the Survey of Meadow Brook 12th Sector, as recorded in Map Book 9, page 27, in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

\$82,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR

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, I my 1st hand(s) and seal(s), this

day of April

WITNESS:

Notary - 950  
250  
100  
1300

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 APR - 8 AM 9:25

JUDGE OF PROBATE

Sidney W. Smyer, III (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, they undersigned, a Notary Public in and for said County, in said State, hereby certify that Sidney W. Smyer, III

whose name is 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 executed the same voluntarily

on the day the same bears date. 1st April 85

Given under my hand and official seal this day of April A. D. 19

Notary Public.