

3268

SEND TAX NOTICE TO:

(Name) Richard H. Goldner

(Address) 4843 Caldwell Mill Rd
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 One Hundred Fourteen Thousand Nine Hundred and no/100--DOLLARS

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

Michael L. Moats and wife, Carolyn Reed Moats

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

Richard H. Goldner and Mary P. Goldner

(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 3 according to J. A. Jones Survey as recorded in Map Book 7, page 74 in the Probate Office of Shelby County County, Alabama. Situated in SW 1/4 of NW 1/4 of Section 3, Township 19 South, Range 2 West.

Subject to taxes, easements and restrictions of record.

\$74,900.00 of the purchase price recited above was from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1985 JUN 17 AM 8:30

JUDGE OF PROBATE

BOOK 030 PAGE 757

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 (we) 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 24th day of May 85

WITNESS:

STATE OF ALA. JEFFERSON CO.

JUN 13 8 55 AM '85

(Seal)

(Seal)

(Seal)

Michael L. Moats

(Seal)

Michael L. Moats

Carolyn Reed Moats

(Seal)

Carolyn Reed Moats

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

the undersigned

I, _____, a Notary Public in and for said County, in said State, hereby certify that Michael L. Moats and wife, Carolyn Reed Moats 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 24th day of May 85

A. D., 19

Wm. Halbrooks

Notary Public