

**(Name)**

**This instrument was prepared by**

(Address)

(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 Ten & no/100s and other valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Gerald Hamburg, Edward Rubin, J. Edmund Mullin, J. Scott Maxwell  
Steven H. Lupin, Trustees under Trust Agreement dated 5-7-83.

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

R. A. Duchense, Jr. and Leolene C. Duchense

(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 7 in Block 7, according to the Survey of Sunny Meadows as recorded in Map Book 8, page 18 A, B & C in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

STATE OF ALA. JEFFERSON CO.  
I CERTIFY THAT THE  
INSTRUMENT ABOVE FILED

1985 JUL 18 AM 11:34

*Thomas C. Anderson*  
JUDGE OF PROBATE

## RECORDING FEES

Mortgage Tax	\$	
Deed Tax		1.00
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	4.50

**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 ~~the~~(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 19<sup>th</sup> of June, 19 85.

**WITNESSES:** x

~~General Hamburg, Trustee~~

Edward Rabin, Trustee (Seal)

J. Edgar Hoover (Seal)

STATE OF ALABAMA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerald Hamburg, Edward Rubin, J. Edmund Mullin, J. Scott Maxwell, Steven H. Lupin, Trustees under Trust Agreement dated 5-7-83. 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 in their capacity executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of June

EILEEN M. HUTCHINSON, Notary Public  
Upper Cayuga and Tompkins Co.  
My Commission Expires July 1, 1985

**Notary Public**