

1524

SEND TAX NOTICE TO:

(Name) Piotr Marcinek  
5319 Harvest Ridge Lane  
(Address) Birmingham, AL 35243

This instrument was prepared by

(Name) Dale Corley  
2100 16th Avenue, S  
(Address) Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifteen Thousand and No/100 (\$115,000.00) DOLLARS

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

Tommy R. Thomas and James T. Thomas  
(a married man) (a married man)  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Piotr Marcinek and wife Zofia Marcinek

(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 39, according to the Survey of Meadow Brook, 11th  
Sector as recorded in Map Book 9, page 6 A & B in the  
Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$97,750.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Subject property is not the homestead of Tommy R. Thomas and James T. Thomas and said grantor is conveying said property pursuant to Section 6 - 10 - 3 of the Code of Alabama as amended.

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 November, 19 85

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1985 NOV 22 PM 12:47

STATE OF ALABAMA

Jefferson

COUNTY

(Seal)

(Seal)

(Seal)

Tommy R. Thomas (Seal)

James T. Thomas (Seal)

James T. Thomas (Seal)

Deed TAX 17.50  
Rec 2.50  
Ins 1.00  
21.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommy R. Thomas and James T. Thomas (A married man) (A married man) 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 they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November, A. D., 19 85

Notary Public