

send tax notice to:
Mark H. Wellensiek
4688 Wooddale Lane
Pelham, AL 35124

462

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 8812 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 36538

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-three thousand five hundred and no/100 (\$ 93,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Milton C. Graham, Jr., a single man and Cathy M. Graham, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Mark H. Wellensiek and Sally Wellensiek

(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 6, according to the survey of Chaparral, Second Sector, as recorded in Map Book 8 page 142 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1986.

Subject to restrictions, building lines, easements, rights of way, transmission line permits and agreement regarding water rights of record.

\$ 70,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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) 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 31st day of December, 19 85.

WITNESS:

(Seal)

(Seal)

(Seal)

Milton C. Graham, Jr. (Seal)
Milton C. Graham, Jr.
Cathy M. Graham (Seal)
Cathy M. Graham (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Cathy M. Graham, a single woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, A. D., 19 85

711
020
111

STATE OF TENNESSEE
DAVIDSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Milton C. Graham, Jr., a single man 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.

Given under my hand and official seal this 3 day of January
A.D., 1986.

M. C. Pitturede
NOTARY PUBLIC

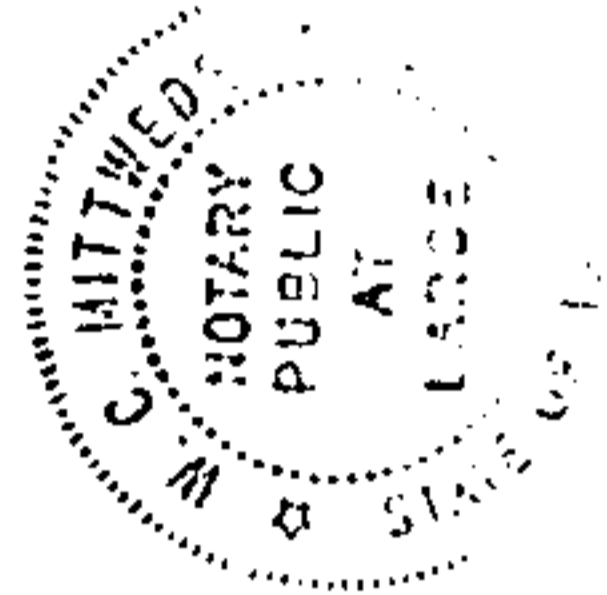
My Commission expires: Mar 15, 1989

SEAL

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

1986 JAN -9 AM 9:45

Thomas A. Swanson, Jr.
JUDGE OF PROBATE



RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>23.50</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL		<u>\$29.50</u>

Recording Fee \$ _____
Deed Tax \$ _____

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

_____ TO _____
_____ TO _____
_____ TO _____
_____ TO _____
WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Return to: **211 S.W. 2nd St. HALCOMB**
ATTORNEY AT LAW
5812 OLD MONTGOMERY HIGHWAY
HOMERWOOD, ALABAMA 35206

BOOK 056 PAGE 417