

67
SEND TAX NOTICE TO:

(Name) Grantees

(Address) 2011 County Hwy. 58
Helena, AL 35080

This instrument was prepared by

(Name) ✓ DOUGLAS ROGERS
ATTORNEY AT LAW

(Address) 1920 MAYFAIR DRIVE
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

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One and no/100----- DOLLARS

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

John M. Walther and wife Jan A. Walther

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

John M. Walther and Jan A. Walther

(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 1, Block A according to the amended Map of Fox Haven, First Sector, as recorded in Map Book 7, Page 86 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to restrictions, easements, rights-of-way and building lines of record.

Subject to taxes for 1986.

This deed is executed to establish survivorship rights in the Grantees.

BOOK 059 PAGE 581
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 FEB -3 PM 2:29

Thomas A. Henderson
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>50</u>
Mineral Tax		_____
Recording Fee		<u>250</u>
Index Fee		<u>100</u>
TOTAL	\$	<u>400</u>

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 10 day of January, 1986.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

John M. Walther
JOHN M. WALTHER (Seal)

Jan A. Walther
JAN A. WALTHER (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John M. Walther and Jan A. Walther whose name s 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 10 day of January, A. D., 1986

Douglas Rogers
Notary Public