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SEND TAX NOTICE TO:

(Name) Fabian M. Mihelic
2928 Clydebank Circle
 (Address) Birmingham, AL 35243

This instrument was prepared by

(Name) Frank K. Bynum
2100 Sixteenth Avenue South
 (Address) Birmingham, Alabama 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 EIGHTY-SIX THOUSAND AND NO/100 DOLLARS

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

KAY S. ANDRZEJEWSKI, an unmarried woman KA

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

FABIAN M. MIHELIC and REBECCA N. MIHELIC

(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 13, in Block 2, according to the survey of First Addition to Selkirk, a Subdivision of Inverness, Phase IV, as recorded in Map Book 7, Page 149, in the Probate Office of Shelby County, Alabama.

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

\$ 44,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 074 PAGE 551

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

1986 JUN -3 AM 10:11

Thomas A. Snowdon, Jr.
 JUDGE OF PROBATE

1. Deed Tax \$ 42.00
 2. Mtg. Tax
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 45.50

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 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, I have hereunto set my hand(s) and seal(s), this 30th

day of May, 19 86

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Kay S. Andrzejewski
 Kay S. Andrzejewski (Seal)
 _____ (Seal)
 _____ (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that Kay S. Andrzejewski, an unmarried woman KA 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

30th

day of

MayA. D., 1986

Jeff. Ted. S. L.

Birney Trust

Notary Public 050 07