

SEND TAX NOTICE TO:

(Name) Mitchell Hirsch
 1921 Chandaway Court
 (Address) Pelham, Alabama 35124

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 } KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY }

That in consideration of NINETY THOUSAND AND NO/100----- DOLLARS

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

KEITH A. KRAMER and wife, LINDA I. KRAMER

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

MITCHELL HIRSCH and JANE T. HIRSCH

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 76, according to the Survey of Chandalar South, Second Sector, as recorded in
 Map Book 6, page 12, in the Probate Office of Shelby County, Alabama.

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

\$ 80,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

074 PAGE 850
 BOOK

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

1986 JUN -4 AM 10:42

Thomas A. Bynum, Jr.
 JUDGE OF PROBATE

1. Deed Tax \$ 10.00
 2. Mtg. Tax 2.50
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 13.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 2nd

day of June, 19 86.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Keith A. Kramer
 Keith A. Kramer
Linda I. Kramer
 Linda I. Kramer

STATE OF ALABAMA }
Jefferson COUNTY }

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that Keith A. Kramer and wife, Linda I. Kramer 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.

2nd

day of

Time

A. D., 19 86

Given under my hand and official seal this

Frank K. Bynum