

SEND TAX NOTICE TO:

1053

(Name) Lary J. Chandler

This instrument was prepared by

(Address) 1106 Henry Drive

Alabaster, Al. 35007

(Name) Dale Corley, Attorney

2100 16th Avenue, South

(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 Sixty-Five Thousand and no/100-----(\$65,000.00) DOLLARS

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

William J. Roth and wife, Tamela C. Roth

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

Lary J. Chandler and Diane G. Chandler

(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 90, according to the survey of Scottsdale Second Addition, as recorded in Map Book 7, Page 118, in the Probate Office of Shelby County, Alabama.

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

\$59,150.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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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 25th

day of January, 19 86.

WITNESS:

- 1. Deed Tax \$ 6.00
- 2. Mtg. Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal) 1986 JUN 13 PM 12:45 (Seal)

William J. Roth (Seal)
Tamela C. Roth (Seal)



TOTAL 9.50 Thomas G. Swanklin, Jr. JUDGE OF PROBATE }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Roth and wife, Tamela C. Roth 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 25 day of January A. D., 19 86

Corley Monaco

Gwila Roseann Hock Notary Public. MY COMMISSION EXPIRES _____