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SEND TAX NOTICE TO:

(Name) Bertrand R. Becker and wife,
Ila Vee Becker

(Address) 935 Paseo Morella
West Palm Beach, FL 33405

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-SEVEN THOUSAND AND NO/100 (\$27,000.00) DOLLARS

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

Bill G. Henke and wife, Mary Jean Henke

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

Bertrand R. Becker and wife, Ila Vee Becker

(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 3, Panorama Point Subdivision, as recorded in Map Book 10, page 19 in the
Probate Office of Shelby County, Alabama.

Also, an ingress and egress easement is conveyed herewith over and along the private drive leading into said property and subdivision as shown on the recorded plat in Map Book 10, page 19, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Building and use restrictions for Panorama Point Subdivision as recorded in Real Book 85, page 554 in the Probate Office of Shelby County, Alabama.
2. Building setback line of 40 feet reserved from private drive as shown by plat.
3. Subject to flood rights of Alabama Power Company.
4. Lot 3 must show pump to reach secondary area on building plat, as set out in Map Book 10, page 19 in Probate Office.
5. Minerals and mining rights excepted.

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

day of 1986

1. Doc. Tax \$27.00

2. Mig. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 30.50

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1986 SEP -2 PM 1:25

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority

hereby certify that Bill G. Henke and wife, Mary Jean Henke

whose names are signed to the foregoing conveyance, and who are

on this day, that, being informed of the contents of the conveyance they

on the day the same bears date.

Given under my hand and official seal this 28th

day of

August

A. D., 19 86

Return
1000-7

Bill G. Henke (Seal)
Mary Jean Henke (Seal)
Mary Jean Henke (Seal)

a Notary Public in and for said County, in said State,

known to me, acknowledged before me

they executed the same voluntarily

on the day the same bears date.

[Signature] Notary Public