

SEND TAX NOTICE TO:
Samuel O. Quattlebaum and
(Name) Sylvia K. Quattlebaum
706 Cahaba Manor Trail
(Address) Pelham, Alabama 35124

1731

This instrument was prepared by
(Name) ROBERT R. SEXTON, Attorney at Law
1600 City Federal Building
(Address) Birmingham, Alabama 35203

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 Fifty-Seven Thousand Five Hundred and No/100 (\$57,500.00)--- DOLLARS

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

KENNETH W. BRAST and WILLIAM D. MURRAY, both married men

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

SAMUEL O. QUATTLEBAUM and SYLVIA K. QUATTLEBAUM

(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 24-A, of a Resurvey of Lots 21, 22, 23, 24, Part of Lot 25, and vacated portion of Cahaba Manor Trail, Cahaba Manor Town Homes, 3rd Addition, as recorded in Map Book 10, page 73, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1) Ad valorem taxes due in the year 1987. 2) Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 49, page 241 and amended in Misc. Book 49, page 238, in the Probate Office of Shelby County, Alabama. 3) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 325, page 131, in said Probate Office. 4) Easement to Alabama Power Company as shown by instrument recorded in Deed Book 108, page 379, in said Probate Office. 5) Easement to Pelham Sewer Fund as shown by instrument recorded in Deed Book 340, page 749 and Deed Book 345, page 785, in said Probate Office. 6) Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 34, page 457, and covenants pertaining thereto recorded in Misc. Book 34, page 463, in said Probate Office. 7) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 321, page 470, in said Probate Office.

The property conveyed herein does not constitute the homeplace of the grantors. Kenneth A. Brast and Kenneth W. Brast, grantor herein is one and the same person. \$51,500.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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 20th day of January, 19 87.

WITNESS: 6.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 JAN 26 AM 9:31
JUDGE OF PROBATE
TOTAL STATE OF ALABAMA
JEFFERSON COUNTY

Kenneth W. Brast
Kenneth W. BRAST
William D. Murray
WILLIAM D. MURRAY

I, the undersigned, a Notary Public in and for the County of Shelby, in said State, hereby certify that KENNETH W. BRAST and WILLIAM D. MURRAY, both married, whose names are signed to the foregoing conveyance, and who are known and acknowledged before me on this day, that, being informed of the contents of the conveyance they have signed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, 19 87
Barnett, Tugler