

SEND TAX NOTICE TO:

(Name) Grantees

(Address) 1059 Carribean Circle
Alabaster, AL 35007

This instrument was prepared by
(Name) DOUGLAS ROGERS
ATTORNEY AT LAW
1920 MAYFAIR DRIVE
(Address) BIRMINGHAM, AL 35209

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 Nine Thousand Eight Hundred Forty & No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Anton Charles Bogaty, Jr. and wife Frances E. Bogaty

(herein referred to as grantors) do grant, bargain, sell and convey unto
Phillip R. Griffin and Kristen K. Griffin,

(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 8, Block 1, according to the Survey of Southwind, First Sector, as recorded in Map Book 6, Page 72 in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements, rights-of-way and building lines of record.

Subject to taxes for 1987.

\$68,341.00 of the purchase price hereof 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 28 day of January, 19 87.

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

1987 JAN 30 AM 8:29 (Seal)

Anton Charles Bogaty, Jr. (Seal)
ANTON CHARLES BOGATY, JR. (Seal)

Frances E. Bogaty (Seal)
FRANCES E. BOGATY (Seal)

Notary Public
JUDGE OF PROBATE
STATE OF ALABAMA
JEFFERSON COUNTY }

Deed TAX 1.50
Rec 2.50
Jud 1.00
5.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anton Charles Bogaty, Jr. and Frances E. Bogaty whose names 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 28 day of January, A. D., 19 87

Douglas Rogers Public.