

1849

SEND TAX NOTICE TO:

(Name) William T. Saunders
2603 Chandafern Drive
(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 }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100----- DOLLARS

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

Jimmy Dale Vernon and wife, Vicki R. Vernon

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

William T. Saunders and Patricia J. Tabor

(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 118, 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.

\$ 71,000.00 of the purchase price 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 30th

day of January, 1987

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)
Deed tax 18.00
Rec 2.50 1987 FEB 23 AM 10:46
Filed 1.00 (Seal)
21.50
Frank K. Bynum (Seal)
JUDGE OF PROBATE

Jimmy Dale Vernon (Seal)
Vicki R. Vernon (Seal)
Vicki R. Vernon (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, Frank K. Bynum
hereby certify that Jimmy Dale Vernon and wife, Vicki R. Vernon
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 30th day of January, A. D., 19 87