

SEND TAX NOTICE TO:

(Name) Ronald J. and Robin P. Haralson
3040 Brookhill Drive
 (Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) H. Evans Whaley, Vincent & Hasty, P.C.

(Address) 90 Bagby Drive, Ste 200, B'ham, 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 One Hundred Seventy-four Thousand Nine Hundred (\$174,900.00)----- DOLLARS

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

Frank M. Troncale and wife, Leigh P. Troncale

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

Ronald J. Haralson and wife, Robin P. Haralson

(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 59, according to the survey of Meadow Brook, 17th Sector, as recorded in Map Book 9, Page 158 A and B in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

Seventy-thousand (\$70,000.00) Dollars of the abovedescribed consideration was paid from the proceeds of a mortgage loan to the grantees from the Central Bank of the South which was closed simultaneously herewith under the terms and conditions expressed in the Central Bank mortgage instrument.

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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 X (we) do for ~~my~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 13th day of February, 19 87.

WITNESS:

Send TAX 105.00
 Rec 2.50
 Just 1.00
 108.50
 STATE OF ALA SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

(Seal) Frank M. Troncale
 (Seal) Leigh P. Troncale
 (Seal)

STATE OF ALABAMA
 SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank M. Troncale and wife, Leigh P. Troncale 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, A. D., 19 87

Harold E. Whaley
 Notary Public.
 My Commission Expires: 08/11/87