

2198

This instrument was prepared by

(Name) JAMES R. MONCUS, JR., ATTORNEY  
1586 MONTGOMERY HIGHWAY, SUITE B  
(Address) BIRMINGHAM, ALABAMA 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWELVE THOUSAND NINE HUNDRED AND NO/100---(\$112,900.00) DOLLARS

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

LARRY WARDMAN AND WIFE, ANN MARIE WARDMAN

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

JOHN C. COE AND KAREN A. COE

(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, ACCORDING TO THE SURVEY OF INDIAN VALLEY, SECOND SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 75 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

(\$82,900.00) OF THE ABOVE-RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

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

1987 APR 20 PM 3:33

JUDGE OF PROBATE

1. Dead Tax \$ 30.00  
2. Mtg. Tax         
3. Recording Fee 250  
4. Indexing Fee 100  
TOTAL 3350

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 13 day of APRIL, 19 87

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Larry Wardman (Seal)  
LARRY WARDMAN  
Ann Marie Wardman (Seal)  
ANN MARIE WARDMAN (Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that LARRY WARDMAN AND WIFE, ANN MARIE WARDMAN 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 13 day of APRIL, A. D., 19 87