

This instrument was prepared by

Send Tax Notice To: Bandall L. and Jennifer L. Real
name(Name) Dale Corley
(Address) 2100 Sixteenth Avenue South
Birmingham, Alabama 352052940 Cantbridge Ln.
address B'ham, Al. 35243

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 FOUR THOUSAND AND NO/100 DOLLARS

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

Lee H. Real and wife, Mildred J. Real
(herein referred to as grantors) do grant, bargain, sell and convey untoRandall L. Real and Jennifer L. Real
(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 55, Block 2, according to the First Addition to Selkirk, a Subdivision of Inverness, Phase IV, Single Family Resident, as recorded in Map Book 7, Page 149, in the Probate Office of Shelby County, Alabama.

\$ 80,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to current taxes, easements, and restrictions, if any, of record.

1. Deed Tax	\$ <u>24.00</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>27.50</u>

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 14th day of April, 19 87

WITNESS:

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

1987 APR 21 PM 1:06

(Seal)

(Seal)

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee H. Real and wife, Mildred J. Real whose names are 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 14th day of April, A. D., 19 87