

1836

SEND TAX NOTICE TO:

(Name) Steven N. Sobat

(Address) 3025 Cross Grove Lane
Birmingham, Alabama 35243

This instrument was prepared by

(Name) Dale Corley

(Address) 2100 Sixteenth Avenue South

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Thousand Five Hundred and no/100----- DOLLARS

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

Joe Curtis Turpin, Jr. and wife, Shirley A. Turpin D/B/A/ T & T
Construction
(herein referred to as grantors) do grant, bargain, sell and convey unto

Steven N. Sobat and wife, Brenda F. Sobat

(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 30, according to the Survey of Little Ridge Estates, as
recorded in Map Book 9, Page 142 A and B, in the Probate Office
of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$112,400.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

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

1987 JUN 29 PM 1:55

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

1. Doc. Tax \$ 28.50
2. Mig. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00

TOTAL 32.00

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 1st

day of June, 19 87.

WITNESS:

(Seal)

(Seal)

(Seal)

Joe Curtis Turpin, Jr. (Seal)
Shirley A. Turpin (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, _____, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Joe Curtis Turpin, Jr. and wife, Shirley A. Turpin
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 1st day of June, A. D., 19 87

Notary Public.