

1833

SEND TAX NOTICE TO:

(Name) Kenneth R. Flippo

(Address) 106 Forest Parkway  
Montevallo, Alabama 35115

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 Sixty-Five 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,

John A. Onderdonk and wife, Samlee Onderdonk

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

Kenneth R. Flippo and wife, Janet R. Flippo

(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 4, according to Survey of Park Forest Subdivision - First Sector,  
as recorded in Map Book 7, Page 155, in the Office of the Judge of  
Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$45,500.00 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 1:31

Thomas P. Underdonk, Jr.  
JUDGE OF PROBATE

1. Dead Tax \$ 20.00  
2. Mtg. Tax 2.50  
3. Recording Fee 1.00  
4. Indexing Fee 1.00  
TOTAL 23.50

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 29th

day of May, 19 87.

WITNESS:

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

John A. Onderdonk (Seal)  
John A. Onderdonk  
Samlee Onderdonk (Seal)  
Samlee Onderdonk

STATE OF ALABAMA

Jefferson

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that John A. Onderdonk and wife, Samlee Onderdonk  
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 29th day of May 19 87

Notary Public