

This instrument was prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMESWOOD, ALABAMA 35209

Send Tax Notice To: David A. Otto
name
451-P Wildwood Lane
address
Helena, AL 35080

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 Two hundred fifty thousand and no/100 (250,000.00) DOLLARS

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

Charles W. Lee, a single man and Betty Carter Lee, a single woman

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

David A. Otto and Patricia S. Otto

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY

County, Alabama to-wit:

Estate 22, according to the Survey of Wildwood Park, Residential Estates as recorded in Map Book 5, Page 78 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1987.

Subject to restrictions, building lines, easements and rights of way of record.

BOOK 139 PAGE 579

\$85,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 2nd day of July, 19 87

WITNESS:

(Seal)

(Seal)

(Seal)

Charles W. Lee (Seal)

Betty Carter Lee (Seal)

Betty Carter Lee (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Jean E. Hudson, a Notary Public in and for said County, in said State,

hereby certify that Charles W. Lee, a single man

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance he executed the same voluntarily

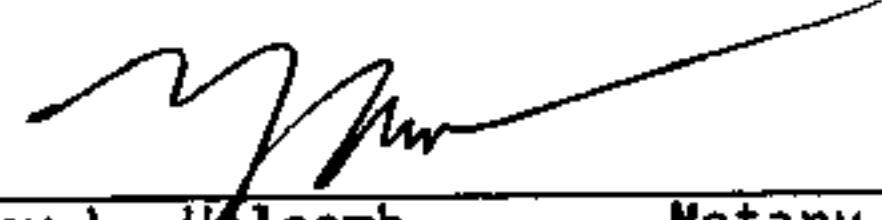
on the day the same bears date.

Given under my hand and official seal this 2nd day of July, A. D., 1987

Jean E. Hudson
Notary Public.

I, Larry L. Halcomb, a Notary Public in and for said County, in said State hereby certify that Betty Carter Lee, a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same Voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, A.D., 1987.


Larry L. Halcomb Notary Public

My Commission Expires January 23, 1990

Return to:
LARRY L. HALCOMB
ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

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

1987 JUL -8 AM 10:51


JUDGE OF PROBATE

- 1. Deed Tax \$ 165.00
- 2. Mtg. Tax
- 3. Recording Fee 5.00
- 4. Indexing Fee 1.00
- TOTAL 171.00