

223

This instrument was prepared by

Send Tax Notice To: Charles F. Atwater, Jr.
name
5004 Mineola Lane
address Birmingham, Alabama

(Name) Dale Corley
2100 Sixteenth Avenue South
(Address) Birmingham, Alabama 35205

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 Ninety THousand Nine Hundred and no/100 DOLLARS

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

Michael K. Bonham and wife, Cathy H. Bonham
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles F. Atwater, Jr. and wife, Sandra B. Atwater

(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 21, according to the map and 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 current taxes, easements, and restrictions, if any, of record.

\$63,000.00 of the purchase price recited above was paid for a mortgage loan closed simultaneously herewith.

BOOK 143 PAGE 976
STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
1987 AUG -4 PM 2:44
JUDGE OF PROBATE

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 21st day of July, 19 87.

WITNESS:

Chonessa M. Wall (Seal)
Chonessa M. Wall (Seal)

Michael K. Bonham (Seal)
Cathy H. Bonham (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael K. Bonham and wife, Cathy H. Bonham 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 21 day of July, A. D., 19 87

Kathy K. Bryant
Notary Public.