

316

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

Send Tax Notice To: **Ronald G. Aasland**
 name **4959 Meadow Brook Road**
 address **Birmingham, 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 forty two thousand and no/100 (142,000.00)** **DOLLARS**

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

Robert F. Selman a single man and **Deborah K. Selman**, a single woman

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

Ronald G. Aasland and **Nancy L. Aasland**

(herein referred to as **GRANTEE**s) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY County, Alabama to-wit:

Lot 94-A, according to a Resurvey of Lots 42, 70, 91, 92 and 94
 Meadow Brook, 2nd Sector, Phase 1, as recorded in Map Book 7,
 Page 127, in the Office of the Judge of Probate of Shelby County,
 Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1987.

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

144 PAGE 181

\$113,600.00 of the purchase price was paid from the proceeds of a mortgage
 loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEE**s 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 **GRANTEE**s, 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 **GRANTEE**s, 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 **31st**

day of **July**, **1987**.

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

1987 AUG -5 PM 1:31 (Seal)

Robert F. Selman (Seal)

Robert F. Selman

(Seal)

JUDGE OF PROBATE **1. Deed Tax \$ 2850** (Seal)

2. Mtg. Tax (Seal)

Deborah K. Selman (Seal)

(Seal)

3. Recording Fee 250 (Seal)

Deborah K. Selman (Seal)

(Seal)

4. Indexing Fee 100 (Seal)

General Acknowledgment

STATE OF ALABAMA
Jefferson **COUNTY**

TOTAL 32.00

I, **Larry L. Halcomb**, a Notary Public in and for said County, in said State,
 hereby certify that **Robert F. Selman** a single man and **Deborah K. Selman**, a single woman
 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 **31st** day of **July** **A. D. 1987**

Larry L. Halcomb

Notary Public