



1914

JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
(Address) Birmingham, Alabama 35223

SEND TAX NOTICES TO:

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Seven Thousand Two Hundred Fifty and no/100-----Dollars

to the undersigned grantor, United States Fidelity and Guaranty Company, a Maryland Corporation
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Wayne C. Kellis and wife, Deborah L. Kellis

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

Shelby _____ County, Alabama to-wit:

Lot 6-A, Block 2 according to the Survey of Broken Bow as recorded in Map Book
7, Page 145 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year, 1987.
2. Easements, restrictions and reservations of record.

\$87,500.00 of the purchase price recited above was paid from mortgage loan executed
simultaneously herewith.

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

1987 AUG 25 PM 12:19

Thomas A. Brantley, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>\$ 10.00</u>
2. Reg. Tax	<u> </u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>13.50</u>

HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its
successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are
free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same
to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Michael B. Casey
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of August 19 87

ATTEST:

United States Fidelity and Guaranty Company,
a Maryland Corporation

Secretary

Its: Vice President

President

STATE OF MARYLAND
COUNTY OF BALTIMORE

I, the undersigned
State, hereby certify that Michael B. Casey
whose name as Vice- President of United States Fidelity and Guaranty Company, a Maryland Corpora
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 19th day of

August

19 87

Elfreda Y. Queen
Elfreda Y. Queen

Notary Public