

This instrument was prepared by 125
(Name) William R. Duke, Jr., Attorney
(Address) 2232 Cahaba Valley Drive
Birmingham, Alabama 35243

Send Tax Notice To: _____
name _____
address _____

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 (\$141,900.00) One Hundred Forty one Thousand Nine Hundred & 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kenneth R. Cass, and wife, Sybilla C. Cass
(herein referred to as grantors) do grant, bargain, sell and convey unto
Marvin S. Windham, and wife, Laura Windham
(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 69, according to the survey of Meadow Brook, 4th Sector, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 7, Page 67; being situated in Shelby County, Alabama.

Subject to existing easements, setback lines, rights of way, limitations, if any, of record.

\$83,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 161 PAGE 934

BOOK 101 PAGE 133

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 30th day of November, 1987

WITNESS:

(Seal)

(Seal)

(Seal)

Kenneth R. Cass (Seal)
Kenneth R. Cass (Seal)
Sybilla C. Cass (Seal)
Sybilla C. Cass (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Phogen W. Ellis, a Notary Public in and for said County, in said State, hereby certify that Kenneth R. Cass 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 30th day of November, A. D., 1987

Phogen W. Ellis
Notary Public.
My Commission expires 1/16/91

STATE OF Virginia
Loudoun COUNTY

General Acknowledgment

I, Marie A. Steckline, a Notary Public in and for said County, in said State,
hereby certify that Sybilla C. Cass
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 24th day of November A. D., 19 87

Marie A. Steckline
Notary Public

Form 31-A

My Commission Expires 3-17-91

BOOK 161 PAGE 935

- 1. Deed Tax \$ 58.00
- 2. Mtg. Tax
- 3. Recording Fee 5.00
- 4. Indexing Fee 1.00
- TOTAL 64.00

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

1987 DEC -2 AM 10:17

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Return to:
400 101

Recording Fee \$
Deed Tax \$

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

TO