

SEND TAX NOTICE TO:

(Name) Therese C. Jeanminette

(Address) 704 Whippoorwill Drive  
Birmingham, AL 35244

This instrument was prepared by

(Name) William H. Halbrooks, Attorney  
Suite 704 Independence Plaza  
Birmingham, AL 35209

(Address)

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Six Thousand and no/100 DOLLARS

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

Shirley W. Bunch and husband William R. Bunch

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

Therese C. Jeanminette and Clarence L. Jeanminette

(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 37, according to the Survey of Riverchase West Third Addition, as recorded in Map Book 7, page 139, in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

\$116,000.00 of the purchase price recited above was paid from 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 (we) 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 31st day of December, 1987

1. WITNESS: \$ 40.00

2. Notary Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL: 43.50

STATE OF ALA. SHELBY (Seal)  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

88 JAN 14 PM 1:12 (Seal)

William R Bunch (Seal)  
Shirley W. Bunch (Seal)

STATE OF ALABAMA

SHELBY

James A. Howland, Jr.  
COUNTY JUDGE OF PROBATE

I, Bobby Jean Howard, a Notary Public in and for said County, in said State, hereby certify that William R. Bunch + Shirley W. Bunch whose name 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December A. D., 1987

Bobby Jean Howard

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