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SEND TAX NOTICE TO:

(Name) Michael P. O'Connor, III and Tina M. Savage
1751 Tahiti Lane
(Address) Alabaster, AL 35007
#23-2-10-0-001-011

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 16th Avenue, South
(Address) Birmingham, Alabama 35205

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Nine Thousand and no/100----- DOLLARS

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

Mark Aaron Smith, a single man

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

Michael P. O'Connor, III and Tina M. Savage

(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 12, Block 5, according to the Survey of Southwind, Second Sector, as recorded in Map Book 6, Page 106, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1988 which are a lien, but not due and payable until October 1, 1988.

Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

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\$ 68,559.00 of the consideration was paid from the proceeds of a mortgage loan.

1. Deed Tax \$.50
2. Mig. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.00

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

88 MAR -2 AM 9:14

Thomas A. Snowden, Jr.
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, I have hereunto set my hand(s) and seal(s), this 29th

day of February, 19 88

WITNESS:

(Seal)

(Seal)

(Seal)

Mark Aaron Smith
Mark Aaron Smith (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State,

hereby certify that Mark Aaron Smith 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 29th day of February, 1988

Notary Public.