

1680

This instrument was prepared by

(Name) Thomas L. Foster, Attorney at Law  
1201 19th Street, North  
(Address) Birmingham, Alabama 35234

Send Tax Notice To: Mary Gill Cook  
Sybil A. Cook  
name  
320 Willow Glen Court  
address  
Montevallo, Alabama 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand and no/100-----(\$9,000.00) DOLLARS  
and the assumption of the hereinafter recited mortgage loan  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert Joel Moore and wife, Cassandra C. Moore  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Mary Gill Cook and Sybil R. Cook  
(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 11, Block 2, according to the Survey of WILLOW GLEN, SECOND SECTOR  
as recorded in Map Book 8, Page 102, in the Office of the Judge of Probate  
of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations,  
encumbrances, if any, of record.

Subject to ad valorem taxes for the current year.

Grantees herein agree to assume and pay that certain mortgage heretofore given to  
City Federal Savings and Loan Association as recorded in Mortgage Book 454, Page  
206 in the Probate Office of Shelby County, Alabama, approximate balance of which  
is \$49,473.38.

\$5,000.00 of the consideration recited above was paid from a mortgage  
loan closed simultaneously herewith.

1. Deed Tax \$ 4.00  
2. Mtg Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 7.50

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 21st  
day of March, 19 88

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
88 MAR 23 AM 11:46  
(Seal)  
(Seal)  
(Seal)

Robert Joel Moore (Seal)  
Robert Joel Moore  
Cassandra C. Moore (Seal)  
Cassandra C. Moore  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY  
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Robert Joel Moore and wife, Cassandra C. Moore  
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 21st day of March, A. D., 19 88.