

1872

This instrument was prepared by

(Name) J. Michael Joiner

(Address) P.O. Box 1012 Alabaster, AL 35007

Send Tax Notice To: Robert Self
name

1509 Secretariat Dr. Helena, AL 35080
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 One Hundred Twenty Five Thousand Five Hundred and no/100 ----- DOLLARS

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

Jerry D. Washington d/b/a Washington Construction

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

Robert Self and wife, Marianne Self

(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 9, according to the Survey of Dearing Downs, 6th Addition, Phase I, as recorded in Map Book 10, page 78 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$77,500.00 of the above referenced purchase price has been paid by a mortgage loan closed simultaneously herewith.

The Grantees address is: 1509 Secretariat Drive
Helena, AL 35080

1. Deed Tax \$ 4800
2. Mitg Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 5150

BOOK 176 PAGE 908
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 18th day of March, 19 88.

WITNESS:

(Seal)

(Seal)

(Seal)

Jerry D. Washington (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry D. Washington 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of March, A. D., 19 88.