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SEND TAX NOTICE TO:
Edward K. Mort, III

(Name) _____
2121 Diane Circle
Alabaster, AL
(Address) _____
35007

This instrument was prepared by

(Name) E. Walker

(Address) 8 Penn Center, Phila., PA 19103

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 SEVENTY-THREE THOUSAND FIVE HUNDRED (\$73,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, TERRELL R. JOHNSON, JOSEPH T. HARTMAN, GEORGE E. MC CARTY, WILLIAM G. ANDERSON and GEORGE J. EGNER, Trustees under Declaration of Trust dated August 1, 1985

(herein referred to as grantors) do grant, bargain, sell and convey unto EDWARD K. MORT, III and DEBORA MORT,
Husband and Wife

(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, according to the survey of Scottsdale, Second Addition, as recorded in Map Book 7, Page 118, in the Probate Office of Shelby County, Alabama.

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

Coal, oil, gas and other mineral interests in, are excepted.

AND by Authority set forth under Declaration of Trust dated August 1, 1985, any two Trustees thereunder may act for all the Trustees.

1. Deed Tax \$ 1.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 6.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 JUN -6 AM 9:41
Thomas A. Saunders, Jr.
JUDGE OF PROBATE

\$72.97. 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we (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, they have hereunto set their hand(s) and seal(s), this 5th day of April, 19 88.

WITNESS:

(Seal)

(Seal)

(Seal)

Terrell R. Johnson (Seal)
Joseph T. Hartman and (Seal)
Trustees under Declaration of
Trust dated August 1, 1985 (Seal)

STATE OF ~~ALABAMA~~ PENNSYLVANIA
~~Philadelphia~~ COUNTY }

I, ELEANORE F. WALKER, a Notary Public in and for said County, in said State, hereby certify that TERRELL R. JOHNSON and JOSEPH T. HARTMAN Trustees

under Declaration of Trust dated August 1, 1985, 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 in their capacity as such trustees executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 5th day of April, A.D., 19 88

Wm. H. Hall ELEANORE F. WALKER
Notary Public, Phila., Phila. Co. Public.
My Commission Expires Dec. 12, 1990