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SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Franklin J. Greening
Route 2, Box 550
(Address) Shelby, Alabama 35143

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND and NO/100 (\$5,000.00) DOLLARS in hand paid and execution and delivery of the following described purchase money mortgage, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

KENNETH E. ALEXANDER and wife, ESTELLE D. ALEXANDER,

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

FRANKLIN J. GREENING and wife, LUELLA FAY B. GREENING,

(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 10, according to Map of the 1974 Addition of Shelby Shores, Phase II, as recorded in Map Book 6, at Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject only to the following liens, encumbrances, limitations and restrictions:

(1) Taxes for 1988 and subsequent years, 1988 taxes are a lien but not due and payable until October 1, 1988 and were prorated at closing and will be paid by Grantees; (2) 35-foot building set back line from Fowler Lane as shown on recorded map of said subdivision; (3) 10-foot utility easement over the Northermost side of said lot as shown on recorded map of said subdivision; (4) restrictions as shown of record in the Office of the Judge of Probate of Shelby County, Alabama, in Misc. Book 9, at Page 579; (5) permit to Alabama Power Company and Southern Bell Telephone & Telegraph Co. recorded in Deed Book 292, at Page 361, in said Probate Records; (6) rights acquired by Alabama Power Company by deeds recorded in Deed Book 253, at Pages 116 and 120, in said Probate Records; (7) permit to South Central Bell recorded in Deed Book 300, at Page 250, in said Probate Records; (8) permit to Alabama Power Company recorded in Deed Book 225, at Page 918, in said Probate Records; and, (9) restrictions as shown on Map Book 6, at Page 33, in said Probate Records.

\$12,000.00 of the consideration for this deed is secured by a purchase money mortgage on the above described real property from the Grantees to the Grantors, which was executed and delivered simultaneously herewith.

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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. There is no warranty or representation as to the condition or quality or quantity of this real property or of any improvement thereon.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 7th

day of June, 1988

WITNESS:

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN -7 PM 4:03

STATE OF ALABAMA
SHELBY COUNTY }
JUDGE OF PROBATE

Seal Tax - 500
Fee 250
Ind 100
850

Kenneth E. Alexander (Seal)
Kenneth E. Alexander

Estelle D. Alexander (Seal)
Estelle D. Alexander

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth E. Alexander and wife, Estelle D. Alexander, 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 7th day of June, A.D., 1988

Wade H. Morton, Jr.

Wade H. Morton, Jr.