

937

This instrument was prepared by

Send Tax Notice to:

(Name) Roger W. Ellis
 (Address) 2232 Cahaba Valley Drive
Birmingham, AL 35242

Frank J. Gattina
804 Creekview Drive
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
 COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of: (\$ 72900.00)

SEVENTY TWO THOUSAND NINE HUNDRED DOLLARS AND 00 CENTS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles D. Goldman and Rebecca L. Goldman, as husband and wife,

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

Frank J. Gattina and Tammy J. Gattina, as 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, in Block 7, according to the Map and Survey of Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5, page 102, in the Probate Office of Shelby County, Alabama.

Subject to any prior reservation or conveyance of record pertaining to mineral and mining rights in, on, or under subject property.

Subject to any and all easements, restrictions, covenants, rights-of-way and any other conditions of record.

NOTE: A purchase money mortgage in the amount of \$ 58300.00 has been executed simultaneously with this deed, to finance the purchase price of \$ 72900.00 .

BOOK 189 PAGE 37

1. Notary Fee	<u>15.00</u>
2. M.L. Fee	<u> </u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>18.50</u>

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 hereunder 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 13 AM 9:15 (Seal)

Thomas G. Snowdon, Jr.
 JUDGE OF PROBATE (Seal)

Charles D. Goldman (Seal)
 Charles D. Goldman

Rebecca L. Goldman (Seal)
 Rebecca L. Goldman

Trisha Rean Campbell (Seal)
 Notary Public

STATE OF ALABAMA
 COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Charles D. Goldman and Rebecca L. Goldman, as husband and wife,

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he/she/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 .
 My commission expires: Dec. 19, 1991

Trisha Rean Campbell
 Notary Public