

195
This instrument was prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 8512 OLD MONTGOMERY HIGHWAY
HOMESBORO, ALABAMA 35203

Send Tax Notice To: C. Michael Greene
name
2021 Wood Sorrel Drive
address
Hoover, Alabama 35244

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 Sixty Five Thousand and no/100 (\$165,000.00) DOLLARS

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

Richard E. Duncan and wife, Iola M. Duncan

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

C. Michael Greene & Susan M. Greene

(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 35 according to the survey of Riverchase West, a Subdivision of Riverchase, as recorded in Map Book 6, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Oil, gas, petroleum & sulphur excepted.

Subject to taxes for 1988.

Subject to protective covenants, easements, and agreement with Alabama Power Company of record.

\$120,000.00 of the purchase price recited above was paid from the proceeds of 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 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 30th day of June, 19 88

WITNESS:

(Seal)

(Seal)

(Seal)

Richard E. Duncan (Seal)

Richard E. Duncan

Iola M. Duncan (Seal)

Iola M. Duncan

(Seal)

Pennsylvania
STATE OF ~~ALABAMA~~
Lehigh COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard E. Duncan 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June, A. D., 19 88

My Commission Expires: Notary Public, Allentown, Lehigh County
My Commission Expires March 26, 1990

Mrs. Sally Roessler
Notary Public.

Larry Halcomb

313 JUN -501-1004

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Iola M. Duncan 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, she executed the same voluntarily on the day the same bears date.

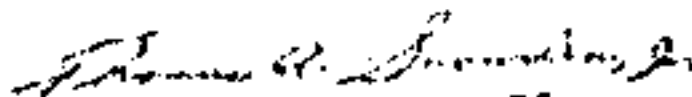
Given under my hand and official seal this 30th day of June, 1988 A.D.


Notary Public

My Commission Expires 1/23/90.

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL -6 AM 8:05


JUDGE OF PROBATE

1. Deed Tax \$ 45.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 4.00
TOTAL 51.00

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

543 104 Return to: 603 LARRY L. HALCOMB
ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA

Recording Fee \$
Deed Tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

600 20TH STREET NORTH
BIRMINGHAM, ALABAMA 35203-2693
(205) 251-2871

BOOK 192 PAGE 643