

(Name) Mike & Angel Askins1103 Breckenridge Park(Address) Helena, AL 35080

This instrument was prepared by

(Name) K. Hudson(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

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

1,000.00

TEN (\$10.00) DOLLARS

That in consideration of

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 MICHAEL R. ASKINS and ANGELIQUE D. ASKINS, 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 10A, Block 3, according to a Resurvey of Lots 7 through 12 of Block 3, of a Resurvey of Breckenridge Park, as recorded in Map Book 11, Page 6, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

## SUBJECT TO:

1. Advalorem taxes for the current tax year which grantees herein agree and assume to pay.
2. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 130, Page 173, and in Deed Book 130, Page 174, in the Probate Office of Shelby County, Alabama.
4. Easement for underground cables to Alabama Power Company as recorded in Real Record 037, Page 233, in said Probate Office.
5. 5-foot utility easement over the North side of said lot as shown on recorded map of said subdivision.
6. Restrictive covenants and conditions as recorded in Real Record 045, Page 774, in said Probate Office.

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

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, they have hereunto set their hand(s) and seal(s), this

day of September, 1988

WITNESS:

Deed Tax 1.00  
Rec 2.50  
Jud 4.00  
7.50

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

PENNSYLVANIA AM 11:55  
STATE OF ALABAMA

Philadelphia

COUNTY

JUDGE OF PROBATE

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ and \_\_\_\_\_ 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

19th day of

September

A. D., 1988

F. Wayne Kutt  
2027-2nd Ave  
Notary Public, Phila., Phila. Co  
Commission Expires Dec. 18, 1989

Eleanor J. Walker  
Notary Public