

SEND TAX NOTICE TO:

(Name) Andrew M. Farmer, Sr.
 1426 Secretariat Drive
 (Address) Helena, AL 35080

This instrument was prepared by

1303

(Name) William H. Halbrooks, Attorney
 Suite 704 Independence Plaza
 (Address) Birmingham, AL 35209

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 Ninety Five Thousand and no/100----- DOLLARS

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

Carl R. Roehrer and wife, Dorothy L. Roehrer
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Andrew M. Farmer, Sr. and Pamela M. Farmer
 (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 11, in Block 1, according to the Survey of Dearing Downs, Second Addition, as recorded in Map Book 9, page 33, in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

\$76,000.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~know~~ (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 14th day of October, 19 88.

WITNESS:
 Doc. Tax \$ 19.00
 Mfg. Tax _____
 Recording Fee 2.50
 Indexing Fee 1.00
 TOTAL 22.50
 STATE OF ALABAMA
 JEFFERSON COUNTY
 JUDGE OF PROBATE

Carl R. Roehrer (Seal)
Carl R. Roehrer
Dorothy L. Roehrer (Seal)
Dorothy L. Roehrer (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carl R. Roehrer and Dorothy L. Roehrer 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. 14th day of October 88 A.D. 19

Given under my hand and official seal this

William H. Halbrooks
 Public.

BOOK 209 PAGE 755

STATE OF ALA. SHELBY
 I CERTIFY THIS
 INSTRUMENT WAS FILLED

88 OCT 19 PM 1:04