

This instrument was prepared by

Send Tax Notice to:

(Name) **James J. Odom, Jr.**
(Address) **201-F Yeager Parkway**
Pelham, Al 35124

Michael J. Canty
3026 Spruce Drive
Helena, Alabama 35080

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of: **(\$ 87000.00)**

EIGHTY SEVEN THOUSAND DOLLARS AND 00 CENTS

to the undersigned grantor, a corporation, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
H. Walker & Associates, Inc.

the said corporation, (herein referred to as GRANTORS) does grant, bargain, sell and convey unto
Michael J. Canty and Deninne A. Canty, 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 3, according to the map and survey of Royal Pines, as recorded in Map Book 11, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Right of way to Alabama Power Company and South Central Bell Telephone Company as recorded in Real Volume 133, at Page 593; (3) Forty foot building line as shown by recorded plat; (4) Ten foot easement along the South side of subject property for public utilities, sanitary sewers, storm sewers, open storm drains or ditches as shown by recorded plat; (5) Restrictions as recorded in Real Volume 180, at Page 109.

\$ 78300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 211 PAGE 539

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 NOV -1 AM 9:33

Thomas A. Brundage, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 9.00
2. Mtg Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 12.50

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 GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its **President**
who is authorized to execute this conveyance, has hereunder set its signature and seal, this 31st day of October, 1988.

ATTEST:

(Seal)
Secretary

By: *Harold R. Walker* (Seal)
Harold R. Walker
President

STATE OF ALABAMA
COUNTY OF **SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Harold R. Walker

whose name as **President** of **H. Walker & Associates, Inc.**

a corporation, 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, as such officer, and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 31st day of October A.D., 1988.
My commission expires: May 23, 1991

James J. Odom, Jr.
Notary Public **James J. Odom, Jr.**