

SEND TAX NOTICE TO:

(Name) R. S. Holmes
41 Maple Street
(Address) Maylene, Alabama 35114

This instrument was prepared by

182

(Name) Ruth S. Capra
100 Centerview Drive, Suite 120
(Address) Birmingham, Alabama 35216
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 Sixty-nine Thousand and 00/100 DOLLARS

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

Marcia A. Anderson, an unmarried person
(herein referred to as grantors) do grant, bargain, sell and convey unto

Rick S. Holmes and wife, Jo Ann Holmes
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

41 Maple Street, Maylene, Alabama 35114, Otherwise described as follows: Lot 41, Woodland Hills, 1st Phase and 4th Sector, as recorded in Map Book 6, Page 24, in the Probate Office of Shelby County, Alabama, Being Situated in Shelby County, Alabama.

Subject to easements, restrictions, and rights-of-way of record.

The total purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 216 PAGE 238

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -5 AM 9:37

F. Thomas A. Linderholm, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 1
2. Mtg. Tax 0
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50

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 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, I have hereunto set my hand(s) and seal(s), this 1st day of December, 19 88

WITNESS:

(Seal)

(Seal)

(Seal)

Marcia A. Anderson (Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marcia A. Anderson 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 1st day of December, A. D., 19 88

Ruth S. Capra
commission expires: 12-16 Public.