

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Jerry A. Prater, Jr. and Robin M. Prater
 (Address) 3466 Wildewood Drive
Birmingham, Alabama 35124

(Name) Larry R. Newman, Attorney At Law(Address) 3021 Lorna Road, Suite 310, Birmingham, Alabama 35216

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Eight Thousand Seven Hundred and No/100 ----- DOLLARS

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

A. C. Eberhardt, III and wife, Julia Eberhardt
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry A. Prater, Jr. and wife, Robin M. Prater
 (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 16, Block 1, according to the Survey of Altadena Woods, First Sector, as recorded in Map Book 10, page 104 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
 Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1989 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record if any.

\$30,960.00 of the purchase price of the property described herein has been paid by the proceeds of a purchase money mortgage executed and recorded simultaneously herewith.

BOOK 228 PAGE 534

STATE OF ALA. SHELBY
 I CERTIFY THIS
 INSTRUMENT WAS FILED

89 MAR -2 AM 10:53

Thomas A. Eberhardt, Jr.
 JUDGE OF PROBATE

1. Deed Tax \$ 8002. Mtg Tax 3. Recording Fee 2504. Indexing Fee 100

TOTAL

1150

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 28th

day of February, 19 89

WITNESS:

 (Seal)

 (Seal)

 (Seal)

A. C. Eberhardt, III (Seal)
Julia Eberhardt (Seal)
 _____ (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that A. C. Eberhardt, III and wife, Julia Eberhardt whose name 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 28th day of February, A. D., 19 89

Larry R. Newman

Public