

This instrument was prepared by

911

Send Tax Notice To WILLIAM SHEPHERD CHRISTIE

(Name) ANTHONY D. SNABLE, ATTORNEY
2700 HIGHWAY 280 SOUTH, SUITE 101
(Address) BIRMINGHAM, ALABAMA 35223

name
4704 PALEO PLACE
HELENA, ALABAMA 35080
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY FIVE THOUSAND DOLLARS AND NO/100(\$95,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
SCOTT C. BRILES AND WIFE, BARBARA JEAN BRILES

(herein referred to as grantors) do grant, bargain, sell and convey unto

WILLIAM SHEPHERD CHRISTIE AND KAREN GROSS CHRISTIE

(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 7, IN BLOCK 1, ACCORDING TO THE SURVEY OF INDIAN WOOD FOREST, SECOND SECTOR,
AS RECORDED IN MAP BOOK 7, PAGE 83, IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA.

SUBJECT TO AD VALOREM TAXES FOR THE CURRENT TAX YEAR.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

\$ 80,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A MORTGAGE LOAN
CLOSED SIMULTANEOUSLY HEREWITH.

- 1. Deed Tax \$ 15.00
 - 2. Mtg Tax
 - 3. Recording Fee 2.50
 - 4. Indexing Fee 2.00
- 19.50

BOOK 234 PAGE 960

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 17th day of April, 19 89

WITNESS:

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

89 APR 19 PM 12:46 (Seal)

[Signature] (Seal)
JUDGE OF PROBATE

[Signature] (Seal)
SCOTT C. BRILES

[Signature] (Seal)
BARBARA JEAN BRILES

_____ (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, The Undersigned a Notary Public in and for said County, in said State, hereby certify that SCOTT C. BRILES AND WIFE, BARBARA JEAN BRILES whose name S 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 17th day of April A. D., 1989

Return to:
Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
Birmingham, Alabama 35223

[Signature] Notary Public
Anthony D. Snable
My commission expires: 10/21/91