

SEND TAX NOTICE TO:

(Name) Daniel T. Baron and Mary K. Baron
2042 Club Road
 (Address) Birmingham, AL 35244
#11-7-35-0-003-012

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 650
 (Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS, ⁴⁰⁴

That in consideration of One Hundred Ninety-Seven Thousand and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
A. Richard Wagner and wife, Sharon K. Wagner

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

Daniel T. Baron and Mary K. Baron

(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 28, according to the Amended Map of Riverchase Country Club, Phase II, as recorded in Map Book 8, Page 59, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1989 which are a lien, but not due and payable until October 1, 1989.

Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

\$ 140,000.00 of the consideration was paid from the proceeds of a mortgage loan.

1. Deed Tax	\$ <u>57.00</u>	<u>57.00</u>
2. Mtg. Tax	<u>2.50</u>	<u>2.50</u>
3. Recording Fee	<u>2.50</u>	<u>2.00</u>
4. Indexing Fee	<u>2.00</u>	<u>61.50</u>
TOTAL	<u>61.50</u>	

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 23rd

day of May, 19 89

WITNESS:

STATE OF ALABAMA (Seal)
I CERTIFY TO (Seal)
INSTRUMENT WAS (Seal)

89 JUN -7 AM 8:45 (Seal)

STATE OF MICHIGAN }
 ST. CLAIR COUNTY } JUDGE OF PROBATE

A. Richard Wagner (Seal)
A. Richard Wagner (Seal)
Sharon K. Wagner (Seal)
Sharon K. Wagner (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. Richard Wagner and Sharon K. Wagner 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.

Given under my hand and official seal this 23rd day of May, A.D., 1989

ALAN D. CATCHER
 Notary Public, St. Clair County, MI
 My Commission Expires May 20, 1990

Notary Public.

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