

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
2100 SouthBridge Parkway, #650  
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Frederick E. Dell  
4505 Little Ridge Drive  
Birmingham, AL 35242

14.00  
5.00  
2.00  

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21.00

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$138,600.00) to the undersigned grantor, VISION HOMES, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto FREDERICK E. DELL AND MARCY E. DELL (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 42, according to the Survey of Little Ridge Estates, a Resurvey of Lots 2, 3, 4, 40, 41 and 42, as recorded in Map Book 13, page 83, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$124,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, VISION HOMES, INC. the said GRANTOR, by its Vice-President, MARK G. ETHEREDGE who is authorized to execute this conveyance, has hereto set its signature and seal, this 30th day of June, 1989.

VISION HOMES, INC.

By:


MARK G. ETHEREDGE

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARK G. ETHEREDGE whose name as Vice-President of VISION HOMES, 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 the 30th day of June, 1989.

  
Notary Public

My Commission Expires: 11/20/92

zdel1.txt

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I CERTIFY THAT  
INSTRUMENT WAS FILED  
89 JUL 10 AM 8:54

JUDGE OF PROBATE

1. Deed Tax	\$ 14.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	3.00
TOTAL	22.00