

SEND TAX NOTICE TO:

(Name) Roy C. Carroll

(Address) 22 Cottage Circle

Helena, AL 35080

This instrument was prepared by

802

(Name) J. Dan Taylor

(Address) 3021 Lorna Rd., Suite 100, B'ham, AL 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 --SEVENTY-FIVE THOUSAND SIX HUNDRED FIFTY AND NO/100'S (75,650.00)--- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

MARIE AWTRY ENTERPRISES, INC.

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

ROY C. CARROLL AND WIFE, BARBARA CARROLL

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Lot 10, according to the Survey of The Cottages as recorded in Map Book 12, page 19 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights of ways of record.

\$ 75,650.00 of the purchase price recited above was paid from a Purchase Money mortgage filed simultaneously herewith.

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NO TAX COLLECTED

1. Deed Tax \$ _____
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 4.00
TOTAL 6.50

BARBARA CARROLL AND BARBARA C. CARROLL ARE ONE AND THE SAME PERSON.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 28th

day of June, 19 89

WITNESS: TRUMAN DAVIS

MARIE AWTRY ENTERPRISES, INC.

BY: Rosemarie J. Awtry (Seal)
Rosemarie J. Awtry, President (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

I, J. Dan Taylor, a Notary Public in and for said County, in said State, hereby certify that Rosemarie J. Awtry 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 28th day of June, A. D. 19 89

My Commission Expires: 8-25-90

J. Dan Taylor

Notary Public