

This instrument was prepared by

1364

Send Tax Notice To: Robert P. Free
name

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35208

5101 Valley Brook Circle
address

Birmingham, Alabama 35244

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Nine Thousand Five Hundred and no/100 (\$129,500 DOLLARS)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Edward Marvin Kaplan and wife, Marcia Kay Kaplan,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert P. Free & Claudette B. Free
(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, according to the Survey of Valley Brook, Phase I, as recorded in
Map Book 10 page 56, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to taxes for 1989.

Subject to restrictions, building lines, easements, agreement with Alabama Power Company
and transmission line permit of record.

\$90,000.00 of the purchase price recited above was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

1. Deed Tax \$ 39.50
2. Mtg. Tax 1.00
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 46.00

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JUDGE OF PROBATE

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 31st
day of July, 19 89

WITNESS:

(Seal)

(Seal)

(Seal)

Edward Marvin Kaplan (Seal)
Edward Marvin Kaplan
Marcia Kay Kaplan (Seal)
Marcia Kay Kaplan (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Edward Marvin Kaplan and wife, Marcia Kay Kaplan
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 31st day of July, A. D., 19 89

Larry L. Halcomb
Notary Public.

Notary Public.