

SEND TAX NOTICE TO:

(Name) Richard R. Rose & Stacey H. Rose
4544 Cayce Lane
 (Address) Birmingham, AL 35244
#10-4-17-0-003-015

This instrument was prepared by

1348

(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,

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

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

David F. Byers, a married man

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

Richard R. Rose and Stacey H. Rose

(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 15, according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Pages 44, 45, 46 and 47, 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.

\$94,400.00 of the consideration was paid from the proceeds of a mortgage loan.

The property conveyed herein does not constitute the homestead of the Grantor, or his spouse.

Head tax \$ 24.00
 Reg. Tax _____
 Recording fee 2.50
 Notary fee 3.00
 TOTAL 30.50

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, I have hereunto set my hand(s) and seal(s), this 28th

day of August, 19 89

WITNESS:

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

89 AUG 30 PM 3:44 (Seal)

Thomas W. Snowdon, Jr. (Seal)

STATE OF ALABAMA }
Jefferson COUNTY } JUDGE OF PROBATE

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State,

hereby certify that David F. Byers

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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 28th day of August, A. D., 19 89

David F. Byers (Seal)

(Seal)

(Seal)

Gene W. Gray, Jr.

BOOK 253 PAGE 828