

SEND TAX NOTICE TO:

(Name) Dan Dennis
Angela Dennis

(Address) _____

13-7-26-2-001-003.022

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway Suite 650
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 Five Hundred and no/100 DOLLARS

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

Ronald A. Andrews, Jr. and wife, Toni Cooper Andrews

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

Merrill Lynch Realty Operating Partnership, L.P.

(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 92, according to the Survey of Portsouth, Third Sector, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ NONE of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax -----	\$ <u>1.50</u>
2. Mtg. Tax -----	\$ <u>2.50</u>
3. Recording Fee -----	\$ <u>3.00</u>
4. Indexing Fee -----	\$ <u>1.00</u>
5. No Tax Fee -----	\$ <u>1.00</u>
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>7.00</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 14th

day of August, 19 89.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS RECORDED

89 SEP -7 PM 4:02

STATE OF ALABAMA Illinois JUDGE OF PROBATE
Lake COUNTY

Ronald A. Andrews, Jr. (Seal)

Toni Cooper Andrews (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald A. Andrews, Jr. and wife, Toni Cooper Andrews 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 14th day of August, A.D. 19 89
GINA LUCAS
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 3/10/91

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