

5634
Send Tax Notice To:

Michael A. Tong
5109 Old Mill Court
Helena AL 35080

This Instrument Was Prepared By:
Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

25.00
5.00
4.00
34.00

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED TWENTY THREE THOUSAND AND NO/100 DOLLARS

----- (\$123,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Timothy Lee Ryan, and wife, Kelley K. Ryan, (herein referred to as Grantor) do grant, bargain, sell and convey unto MICHAEL A. TONG AND BONITA J. TONG (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:

BOOK 260 PAGE 38
Lot C, according to the Survey of Old Mill Trace, Third Sector, First Addition, as recorded in Map Book 10, Page 31, in the Office of the Judge of Probate in Shelby County, Alabama. LESS AND EXCEPT the following described parcel of land; Begin at the Northeast corner of said Lot C and run in a Southerly direction along the Westerly line of said Lot, a distance of 130.00 feet; thence 103 degrees 36 minutes 58 seconds right in a Northwesterly direction, a distance of 212.35 feet to a corner of said Lot; thence 88 degrees 43 minutes 32 seconds right in a Northerly direction a distance of 100.00 feet to a corner of said lot; thence 91 degrees 19 minutes right in an Easterly direction a distance of 199.78 feet to the point of beginning.

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

\$98,400.00 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 I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 hands and seal, this 7th day of September, 1989.


Timothy Lee Ryan


Kelley K. Ryan

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Timothy Lee Ryan, and wife, Kelley K. Ryan, whose names 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 date the same bears date.

Given under my hand and official seal, this the 18th day of September, 1989.

Julie Beth Sertner
Notary Public

My Commission Expires: 6/15/92

zryan.txt



BOOK 260 PAGE 39

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

89 OCT -6 AM 7:56

Thomas A. Hamilton, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ 25.00
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 5.00
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 34.00