

SEND TAX NOTICE TO:

(Name) Roxanne M. Ritchey

(Address) 31 Cottage Circle

Helena, AL 35080

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Rd., Suite 100, B'ham, AL 35216

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ---SIXTY-NINE THOUSAND NINE HUNDRED AND NO/100'S DOLLARS (\$69,900.00)

MARIE AWTREY ENTERPRISES, INC.

to the undersigned grantor, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Roxanne M. Ritchey, a single woman and Timmy B. Cochran, a single man (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY COUNTY, to-wit:

Lot 19, 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 way of records.

\$69,442.00 of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

|                        |                |
|------------------------|----------------|
| 1. Deed Tax -----      | \$ 1.50        |
| 2. Mfg. Tax -----      | \$ 0.00        |
| 3. Recording Fee ----- | \$ 2.50        |
| 4. Notary Fee -----    | \$ 3.00        |
| 5. ... Fee -----       | \$ 0.00        |
| 6. ... Stamp Fee --    | \$ 1.00        |
| <b>Total -----</b>     | <b>\$ 7.00</b> |

TO HAVE AND TO HOLD Unto the said GRANTEE 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Rosemarie J. Awtrey who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of October 19 89

ATTEST:

MARIE AWTREY ENTERPRISES, INC.

*Rosemarie J. Awtrey*  
Rosemarie J. Awtrey President

STATE OF Alabama }  
COUNTY OF Jefferson }

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

89 NOV 21 PM 2:22

I, J. Dan Taylor  
State, hereby certify that

Rosemarie J. Awtrey

whose name as a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 31st

day of October 19 89

My Commission Expires: 8-25-90

J. Dan Taylor

Public