

SEND TAX NOTICE TO:

6.00
4.00
2.50
32.50

(Name) Frank A. Polomsky & Bonnie A. Polomsky
2849 Berkley Drive
(Address) Birmingham, Alabama 35242

This instrument was prepared by

246

(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 Two Hundred Fifty Four Thousand Seven Hundred Fifty and no/100 DOLLARS

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

Garry Ard and wife Katherine Ard

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

Frank A. Polomsky and Bonnie A. Polomsky

(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 24, Block 2 according to the Amended Map of Woodford a subdivision of Inverness as recorded in Map Book 8, Page 51, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted

Subject to:

Advalorem taxes due October 1, 1990
Easements, restrictions, and rights of way of record

\$229,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith

1. Deed Tax	\$ 26.00
2. Mig. Tax	
3. Recording Fee	2.50
4. Notary Fee	3.00
5. No Tax Fee	
6. Certificate Stamp Fee	1.00
Total	\$ 32.50

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, We have hereunto set our hand(s) and seal(s), this 25th

day of November, 19 89

WITNESS:

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

89 DEC -5 AM 11:56

Bonnie A. Polomsky (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA }
SHELBY COUNTY }

Garry Ard (Seal)
Katherine Ard (Seal)

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Garry Ard and wife Katherine Ard 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 day the same bears date.

Given under my hand and official seal this 25th day of November, A. D., 19 89

Gene W. Gray, Jr.
Notary Public.

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