

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

742
Alan J. Frankel
2904 Wedgewood Circle
Birmingham, AL 35244

18.50
2.50
4.50
25.00

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED FIFTY FOUR THOUSAND SEVEN HUNDRED EIGHTY DOLLARS AND 00/100 (\$154,780.00) to the undersigned grantor, LEGACY DEVELOPMENT CORPORATION, a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto ALAN J. FRANKEL AND MARTHA S. FRANKEL (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:

Lot 25, in Block 1, according to the Survey of Altadena Woods, First Sector, as recorded in Map Book 10, Page 104, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$136,400.00 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 said Grantor does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, LEGACY DEVELOPMENT CORPORATION the said GRANTOR, by its President, DAVID WM. SOHN who is authorized to execute this conveyance, has hereto set its signature and seal, this 7th day of December, 1989.

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

LEGACY DEVELOPMENT CORPORATION

By:

David W. Sohn Pres
David Wm. Sohn, President

Deed TAX 18.50
Rec 2.50
Jud 3.00
Lat 1.00
25.00

STATE OF ALABAMA 88 DEC 13 AM 8:50

COUNTY OF JEFFERSON J. Snowdon, Jr.
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DAVID WM. SOHN whose name as President of LEGACY DEVELOPMENT CORPORATION 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 7th day of December, 1989.

Notary Public

My Commission Expires: 11/20/92

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