

844

This instrument was prepared by

(Name) Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
(Address) Birmingham, Alabama 35223

Send Tax Notice To: David B. Yelverton
name 6235 Sioux Lane
Birmingham, Alabama 35243
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Four Thousand Nine Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frank P. Saviski and wife, Cathy H. Saviski

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

David B. Yelverton and Charla R. Yelverton

(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 72, according to the Survey of Broken Bow, First Addition, Second Phase, as recorded in Map Book 8, page 139 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year, 1990.
2. Easements, restrictions and reservations of record.

\$100,582.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously herewith.

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| | |
|-----------------|----------|
| 1. Property Tax | \$ 14.50 |
| 2. ... | 2.50 |
| 3. ... | 3.00 |
| 4. ... | 1.00 |
| 5. ... | 11.00 |

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 8th day of January, 1990

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
90 JAN 12 AM 10:03 (Seal)

Frank P. Saviski (Seal)
Frank P. Saviski
Cathy H. Saviski (Seal)
Cathy H. Saviski (Seal)

STATE OF ALABAMA Thomas A. ...
JEFFERSON COUNTY JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank P. Saviski and wife, Cathy H. Saviski 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 8th day of January A. D., 19 90