

1814

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) JAMES R. MONCUS, JR., ATTORNEY(Address) 1318 ALFORD AVENUE, SUITE 102
BIRMINGHAM, ALABAMA 35226WARRANTY 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 EIGHTY SIX THOUSAND FIVE HUNDRED AND NO/100 (\$86,500.00) ----- DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
WADE T. LOO AND WIFE, SUZANNE T. LOO

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

DONALD J. LILLY AND LESLIE A. LILLY

(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 236, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH, SIXTH SECTOR - ADDITION,
AS RECORDED IN MAP BOOK 7, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

\$72,000.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN
CLOSED SIMULTANEOUSLY HEREWITH.

BOOK 275 PAGE 992

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

90 JAN 25 AM 11:37

JUDGE OF PROBATE

1. Deed Tax -----	\$ 14.50
2. -----	\$
3. -----	\$ 2.50
4. -----	\$ 3.00
5. -----	\$
6. Court Stamp Fee --	\$ 1.00
Total -----	\$ 21.00

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 19TH day of JANUARY, 1990

WITNESS:

(Seal)

(Seal)

(Seal)

Waide T. Loo (Seal)
WADE T. LOO
Suzanne T. Loo (Seal)
SUZANNE T. LOO (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that WADE T. LOO AND WIFE, SUZANNE T. LOO whose name S 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 19TH day of JANUARY, A. D., 1990