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SEND TAX NOTICE TO:

(Name) Harry S. Luten
941 Tulip Poplar Lane
(Address) Birmingham, AL 35244

11-7-25-0-001-001.300

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 Southbridge Parkway
(Address) Birmingham, AL 35209

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

\$4.00
2.50
30.00
36.50

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

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

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

Dennis R. Hamby and wife, Mary Dianne Hamby
(herein referred to as grantors) do grant, bargain, sell and convey unto

Harry S. Luten and Barbara L. Luten

(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 1110, according to the Survey of Riverchase Country Club, 18th Addition,
as recorded in Map Book 9, Page 86, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to:

Advalorem taxes for the year 1990 which are a lien but are not due and payable
until October 1, 1990.

Existing easements, restrictions, set-back lines, limitations, if any,
of record.

\$80,000.00 of the consideration was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

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

90 FEB -1 PM 2:25

JUDGE OF PROBATE

1. Deed Tax	—	\$	79.50
2. Mtg. Tax	—	\$	2.50
3. Recording Fee	—	\$	3.00
4. Indexing Fee	—	\$	1.00
5. No Tax Fee	—	\$	—
6. Certified Fee	—	\$	—
Total	—	\$	86.00

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 23rd

day of January, 19 90

WITNESS

Sandra P. Crow (Seal)

Sharon M. Martin (Seal)

Cheryl L. Singleton (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned

hereby certify that Dennis R. Hamby and wife, Mary Dianne Hamby

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 23rd

day of

January
Mary B. White

A. D., 19 90

Notary Public.

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Carley, Marcus