

213



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) J. Michael Joiner, Joiner and Kramer(Address) P.O. Box 1012, Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100 (\$30,000.00) ----- DOLLARS

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

First Alabama Bank Shelby County

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

Edward E. Monk and wife, Dale M. Monk

(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 1, according to the map and survey of the first Addition to the R. E. Whaley Subdivision of the town of Maylene, as recorded in Map Book 3, Page 120, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, right of way, limitations, if any, of record.

Subject to any encroachments, easements, measurements, variations in area or content, party walls or other facts which a correct survey of the premises would show.

Subject to rights or claims of parties in possession not shown by the public records.

Subject to roads, ways, streams or easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands.

Subject to all rights outstanding by reason of statutory right of redemption from foreclosure of that certain mortgage given by Don Kirby Construction, Inc., to First Alabama Bank of Shelby County, recorded in Book 163, Page 399, in the Probate Office of Shelby County, Alabama; said foreclosure deed filed in Book 273 Page 980 on January 11, 1990.

Ad Valorem Tax	\$ 30.00
City Tax	\$ 0.00
Recording Fee	\$ 2.50
Indexing Fee	\$ 2.00
No Tax Fee	\$ 0.00
Certified Fee	\$ 1.00
Total	\$ 35.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 OUT hand(s) and seal(s), this 1stday of February 1990

WITNESS:

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

90 FEB -5 AM 11:50

JUDGE OF PROBATE

(Seal) First Alabama Bank Shelby County (Seal)(Seal) by Anthony Holmes (Seal)
Anthony Holmes, its Vice President

(Seal) (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony Holmes, Vice President of First Alabama Bank Shelby County whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February A.D., 1990