

163

Send Tax Notice To:
J. Timothy Margene
5008 Woodridge Lane
Birmingham, AL 35242

This Instrument Was Prepared By:

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

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of NINETY TWO THOUSAND AND NO/100 DOLLARS

----- (\$ 92,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Dwight H. Carter, and wife, Kari I. Carter, (herein referred to as Grantor) do grant, bargain, sell and convey unto J. TIMOTHY MARGENE AND VICKIE L. MARGENE (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 110, according to the Survey of Southern Pines, Fourth Sector, as recorded in Map Book 7, Page 68, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 277 PAGE 341

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

\$ 93,004.00 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 I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 hands and seal, this 13th day of January, 1989.


Dwight H. Carter


Kari I. Carter



1.00
5.00
1.00
10.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dwight H. Carter, and wife, Kari I. Carter, 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 date the same bears date.

Given under my hand and official seal, this the 13 day of January, 1989.
90

Anthony J. Marmo
Notary Public

My Commission Expires: Notary Public, DeKalb County, Georgia
My Commission Expires May 27 1991

zcarter.he

1. Deed Tax	\$ 1.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 10.50

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

90 FEB -5 AM 9:06

Thomas H. [Signature]
JUDGE OF PROBATE

BOOK 277 PAGE 342