

Deed being re-recorded to correct first name of seller in Notary acknowledgement.

641

531

This instrument was prepared by

Send Tax Notice To: Danny James Witt

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

name
2401 Brook Run
address
Birmingham, AL 35244

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty three thousand eight hundred & No/100 (123,800.00) DOLLARS

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

Kent D. Allain & wife, Nancy R. Allain

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

Danny James Witt & Mary Lynn Witt

(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 28, according to the Map and Survey of Shadow Brook, as recorded in Map Book 6, Page 102 a and b, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights, including release of damages, excepted.

Subject to taxes for 1990.

Subject to restrictions, building lines, easements, rights-of-way, agreement with Alabama Power Company, and terms, agreement and rights-of-way to Alabama Power Company of record.

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

90 FEB -9 PM 1:11

1. Deed Tax	_____
2. Mtg. Tax	_____
3. Recording Fee	3.50
4. Indexing Fee	3.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	7.50

Deed Tax	10.50
Rec	2.50
Ind	3.00
Cert	1.00
	17.00

\$113,628.00 of the purchase price was paid from the proceeds of 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 (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 5th day of January, 19 90

WITNESS:

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

90 JAN -9 AM 11:04

STATE OF ALABAMA
JEFFERSON COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Kent D. Allain & wife, Nancy R. Allain 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 5th day of January, A. D., 19 90

Larry L. Halcomb

Notary Public.