

SEND TAX NOTICE TO:

(Name) Michael J. Borucki and Susan L. Borucki
 4940 Sussex Road
 (Address) Birmingham, AL 35242

This instrument was prepared by

(Name) William H. Halbrooks
 704 Independence Plaza
 (Address) Birmingham, AL 35209

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100

DOLLARS

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

Michael J. Borucki and wife, Susan L. Borucki
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Michael J. Borucki and Susan L. Borucki
 (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 37, according to the Survey of Meadow Brook, Second Sector, Third Phase as recorded in Map Book 9, page 105 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

BOOK 279 PAGE 204

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 90 FEB 16 AM 11:17
James J. Johnson, Jr.
 JUDGE OF PROBATE

1. Deed Tax	<u>50</u>
2. Mtg. Tax	<u>0.00</u>
3. Recording Fee	<u>2.00</u>
4. Indexing Fee	<u>0.00</u>
5. No Tax Fee	<u>0.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>7.00</u>

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 1st

day of February 19 90.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

Michael J. Borucki
 Michael J. Borucki

Susan L. Borucki
 Susan L. Borucki

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael J. Borucki and wife, Susan L. Borucki, 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 1st

day of

February

A. D. 19 90

Wm. H. Halbrooks

Notary Public