

1413

SEND TAX NOTICE TO:

(Name) Weldon L. Morgan & Rusha Morgan

(Address) 27 Monte Tierra Trl
Montevallo, Ala. 35115

This instrument was prepared by

(Name) Associates Financial Services of Ala Inc.

(Address) 1633 Montgomery Highway Suite 1, Birmingham, Alabama 35115

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Professional Title Services, Inc. Birmingham, Al.

STATE OF ALABAMA

Jefferson

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Three Thousand and Five Hundred----- DOLLARS

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

Associates Financial Services Co of Ala. Inc.

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

Weldon L. Morgan and wife, Rusha Morgan

(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 27, of Monte Tierra Subdivision as recorded in Map Book 5, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

35,000 Assumed 1st
19,500 Amount of 2nd Mortgage

1. Deed Tax	-----	\$
2. Mtg. Tax	-----	\$
3. Recording Fee	-----	\$ 2.50
4. Indexing Fee	-----	\$ 3.00
5. No Tax Fee	-----	\$ 4.00
6. Certified Fee	-----	\$ 4.00
Total	-----	\$ 7.50

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 20th

day of February, 1990

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY }

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

I, Patsy O. Crump

, a Notary Public in and for said County, in said State,

hereby certify that Greg Kent

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 is executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February

A.D., 1990

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