

This instrument was prepared by

(Name) John L. Cole, Attorney

(Address) 1601 12th Ave. So. B'ham, Al.

1469
Send Tax Notice To: Carl Oglesby, Jr. &
name Karissa G. Oglesby
1169 Carribean Circle
address

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of Seventy-nine Thousand and no/100 (\$79,000.00) DOLLARS

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

Jimmy L. Morse and wife, Dawn B. Morse

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

Carl Oglesby, Jr. and Karissa G. Oglesby

(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 18, Block 1, according to the Survey of Southwind, First Sector, as recorded in Map Book 6, page 72 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year.

Also subject to easements, restrictions and encumbrances of record.

\$78,369.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 280 PAGE 25

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 FEB 23 AM 11:19

1. Deed Tax	\$ 1.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
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 14th day of February, 19 90

WITNESS:

(Seal)

(Seal)

(Seal)

Jimmy L. Morse (Seal)
Jimmy L. Morse (Seal)
Dawn B. Morse (Seal)
Dawn B. Morse (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy L. Morse and wife, Dawn B. Morse 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 14th day of February, A. D., 19 90

[Signature]
Notary Public