

This instrument was prepared by
(Name) Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
(Address) Birmingham, Alabama 35223

Send Tax Notice To: Steven A. Self, Sr.
name 1122 Independence Drive
Alabaster, Alabama 35007
address

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

STATE OF ALABAMA
JEFFERSON COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ninety Nine Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Cecil Riggins, a married man and Harold Connell, an unmarried man, individually and
D/B/A C. and R. Construction
(herein referred to as grantors) do grant, bargain, sell and convey unto
Steven A. Self, Sr. and Beth B. Self
(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 99, according to the Survey of Autumn Ridge, as recorded in Map Book 12 pages 4, 5, and 6, in the Probate Office of Shelby, County, Alabama; being situated in Shelby County, Alabama.

Subject to:

- 1. Advalorem taxes for the current tax year, 1990.
- 2. Easements, restrictions and reservations of record.

\$100,530.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously herewith.

The grantors hereby certify that the above described property does not constitute the homestead as defined by Code Section 6-10-2 of said grantors.

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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 26th day of February, 19 90

WITNESS:

_____ (Seal)	<u>Cecil Riggins</u> (Seal)
_____ (Seal)	<u>Harold Connell</u> (Seal)
_____ (Seal)	<u>Individually and as Owners of</u> (Seal)
	<u>C. and R. Construction</u>

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cecil Riggins, a married man and Harold Connell, an unmarried man 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 26th day of February A. D., 19 90

Anthony D. Snable
My commission expires: 10-21-91

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cecil Riggins and Harold Connell D/B/A C. and R. Construction 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 as such owners and with full authority, executed the same voluntarily for and as the act of said C. and R. Construction.

Given under my hand and official seal, this the 26th day of February, 1990.

NOTARY PUBLIC

Anthony D. Snable

My commission expires: 10-21-91

1. Deed Tax	\$	—
2. Mtg. Tax	\$	—
3. Recording Fee	\$	5.00
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	10.00

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

90 MAR -5 PM 2:41

Thomas A. Snowling, Jr.
JUDGE OF PROBATE

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