

SEND TAX NOTICE TO:

199

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-14 Rev. 6/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 (\$500.00) DOLLARS

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

Kerry C. Altman and wife, Kathy A. Altman

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

Dale T. Sible and wife, Frances M. Sible

(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 15, according to "Briarwood Subdivision," First Sector as shown by map recorded in Map Book 5, Page 23, in the Probate Office of Shelby County, Alabama.

281 NO 610
MAY

Subject to taxes for 1990 and subsequent years.

Also, subject to easements, permits, restrictive covenants, building set back lines of record.

As further consideration, the grantees herein agree to assume that certain mortgage from Kerry C. Altman and wife, Kathy A. Altman, to Altus Mortgage Corp., dated October 10, 1988, recorded in Real Record 209, Page 103, re-recorded in Real Record 214, Page 248, and last assigned to Altus Bank, a Federal Savings Bank, by assignment dated October 10, 1988, recorded in Real Record 209, Page 108, in Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 MAR -8 AM 10:27

1. Deed Tax 5.00
2. Mtg. Tax 2.50
3. Recording Fee 3.00
4. Indexing Fee 1.00
5. No Tax Fee 1.00
6. Certified Fee 1.00
Total 7.00

JUDGE OF PROBATE

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 8th day of March, 19 90

WITNESS:

(Seal)

Kerry C. Altman (Seal)

(Seal)

(Seal)

Kathy A. Altman (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kerry C. Altman and wife, Kathy A. Altman, whose name 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 8th day of March, A. D. 19 90

Mike T. Atchison