

1572

SEND TAX NOTICE TO:

2.50
4.00

58.50

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, Alabama 35209

(Name) Mark W. Bond
5311 Mountain Park Circle
 (Address) Helena, AL 35080
10-5-21-0-002-063.002

Form TICOR 5400 1-84

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

STATE OF ALABAMA
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Sixty Thousand and NO/100 Dollars (\$260,000.00)

to the undersigned grantor, Wedgworth Construction Company, Inc. a corporation,
 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
 does by these presents, grant, bargain, sell and convey unto

Mark W. Bond and wife, Lisa H. Bond
 (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 3, according to the Survey of Mountain Park, Third Sector, as recorded in
 Map Book 10, page 13 in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1990 which are a lien, but not due and
 payable until October 1, 1990.

Easements, rights of way and restrictions of record.

\$ 208,000.00 of the consideration was paid from the proceeds of a
 mortgage loan.

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

90 MAR 23 PM 4:04

JUDGE OF PROBATE

1. Deed Tax	\$ 52.00
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	\$ 58.50

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 said GRANTOR
 does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said
 premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
 and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns
 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of March 19 90

ATTEST:

Wedgworth Construction Company, Inc.

By Michael W. Wedgworth President
 Michael W. Wedgworth

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, Gene W. Gray, Jr.
 State, hereby certify that

whose name as President of Wedgworth Construction Company, Inc.
 a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

15th

day of March

19 90

Notary Public

Corley, Moncus

BOOK 283 PAGE 958