

245

This instrument was prepared by

Send Tax Notice To: Fred Rauckman  
name 817 Frontier Dr.  
Pelham, Al. 35124  
address

(Name) Jones & Waldrop  
1009 Montgomery Highway  
(Address) Birmingham, Al 35216  
#106/90

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-two thousand five hundred and no/100 (\$62,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
John M. McCoy and his wife Melinda W. McCoy

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

Fred W. Rauckman and Wanda J. Rauckman

(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 5, Block 1, according to the Survey of Cahaba Valley Estates, Second Sector, as recorded in Map Book 5, page 93, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$62,500 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

BOOK 285 PAGE 534

NO TAX COLLECTED

1. Deed Tax	—
2. Mtg. Tax	—
3. Recording Fee	— 2.50
4. Indexing Fee	— 2.00
5. No Tax Fee	— 1.00
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 30th day of March, 1990

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 APR -4 AM 9:03

John M McCoy (Seal)  
John M. MCCOY  
Melinda W. McCoy (Seal)  
MELINDA W. MCCOY (Seal)

STATE OF ALABAMA  
Russell COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John M. McCoy and his wife Melinda W. McCoy 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March A. D., 1990

Mary Alice Roney  
Notary Public  
State of Ala at Lufkin,