

This instrument was prepared by

(Name) Larry L. Halcomb

3512 Old Montgomery Highway

(Address) Homewood, Alabama 35209

Send Tax Notice To: Robert E. Roth

name

4222 Plantation Place

Helena, Alabama 35080

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 Seven thousand & No/100 (7,000.00) DOLLARS & the assumption of the mortgage recorded in Real 119 page 392, Probate Office of Shelby County to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Alabama.

Pauline J. Kane, a single woman

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

Robert E. Roth & Elsie W. Roth

(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 11, Block 2, according to the Amended Map of Plantation South, First Sector, as recorded in Map Book 7 page 173, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1990.

Subject to building line, easements, restrictions, and agreement between Plantation Pipeline Company and Barnett Builders of record.

By acceptance of this deed, grantees agree to assume the debt secured by the above mortgage.

1. Deed Tax	\$ 7.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
<hr/> Total	
\$ 13.50	

BOOK
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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 grantee 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, I have hereunto set my hand(s) and seal(s), this 1st

day of May, 1990.

WITNESS:

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

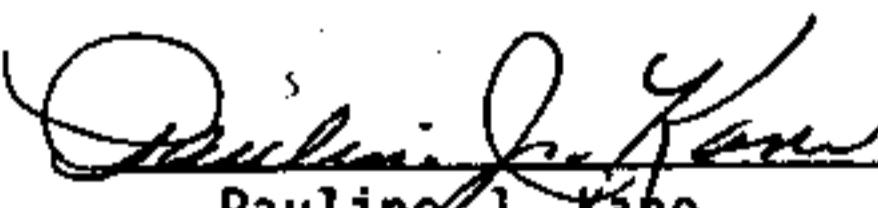
(Seal)

90 MAY -2 AM 8:58

(Seal)

JUDGE OF PROBATE

(Seal)



Pauline J. Kane

(Seal)

(Seal)

(Seal)

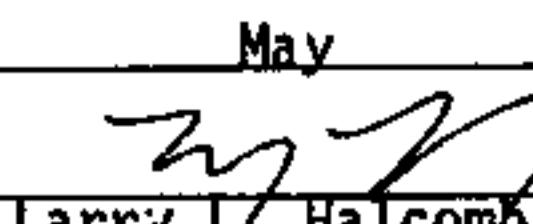
STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Pauline J. Kane, a single woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of May A. D. 19 90


Larry L. Halcomb

Notary Public