

2215

SEND TAX NOTICE TO:

(Name) Michael D. Ross  
132 Norridge Place  
(Address) Helena, AL 35080  
#11-7-36-3-000-028

1.00  
5.00  
4.00  
10.00

This instrument was prepared by

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

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 Ninety Five Thousand Nine Hundred and NO/100 (\$95,900.00) DOLLARS

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

Michael D. Ross and wife, Hilary H. Ross  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
SHELBY COUNTY, ALABAMA, to-wit:

XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX  
XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX  
XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX

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.

\$ 95,080.00 of the consideration was paid from the proceeds of a  
mortgage loan.

Lot 20, according to the Amended Map of the Resurvey of the final Plat, Phase III,  
Stratford Place as recorded in Map Book 14, Page 38, in the Probate Office of Shelby  
County, Alabama.

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 said GRANTOR  
does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, 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 29th day of May 19 90

ATTEST:

Ken Lokey Homes, Inc.

By [Signature] President

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, Gene W. Gray, Jr. a Notary Public in and for said County in said  
State, hereby certify that  
whose name as President of Ken Lokey Homes, 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 29th day of May 19 90

Notary Public

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Diane Grissom whose name as Attorney In Fact for KEN LOKEY HOMES, INC. under that certain Durable Power of Attorney recorded on June 1, 19 89, in Real Volume 240, Page 922, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, she, in her capacity as such Attorney In Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 29th day of May 1990.

Notary Public  
My Commission Expires: 11-9-90

STATE OF ALABAMA  
COUNTY OF

(Corporate form, jointly for life with  
remainder to survivor)

WARRANTY DEED

TO

Return To:  
Cortey, Marcus S. Ward, P.C.  
2100 Southridge Parkway  
Suite 650  
Birmingham, AL 35209

1. Deed Tax	1.00
2. Mtg. Tax	0.00
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. V. Tax Fee	1.00
6. Certified Fee	0.00
<b>Total</b>	<b>6.00</b>

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 MAY 31 PM 1:01

Judge of Probate

Recording Fee \$  
Deed Tax \$

This form furnished by:  
**TICOR TITLE INSURANCE**

316 - 21st Street North  
Birmingham, Alabama 35203  
(205) 251-8484

777 356 362 X008