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This instrument was prepared by
(Name) Dana P. Daffron
(Address) 3449 Lorna Road, B'ham, Al. 35216

Send Tax Notice To: Janet Robinette
name
1808 Smoktree Lane
address
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Eight Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Rex V. Alexander, an unmarried man

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

Janet Robinette, a married woman

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lots 52 and 53 according to a Resurvey of Lots 1 through 64, 89 through 104, and A through C of Applegate Manor, as recorded in Map Book 10, Page 25 in the Probate Office of Shelby County, Alabama; together with all of the rights, privileges, easement and appurtenant ownership interest in and to the premises previously conveyed by Applegate Realty, Inc. to Applegate Townhouse Association, Inc. by deed recorded in Probate Office of Shelby County, Alabama in Real 65 Page 201 and as more fully defined in the Declaration of Covenants, Shelby County, Alabama, in Real 63 page 634 in Probate Office.

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

90 JUL -6 AM 9:04

JUDGE OF PROBATE

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, I have hereunto set my hand(s) and seal(s), this 26th day of June, 1990

WITNESS:
1. Deed Tax \$ 18.00
2. L. & T. Fee \$ 2.50 (Seal)
3. L. & T. Fee \$ 2.50
4. L. & T. Fee \$ 1.00 (Seal)
5. Notary Fee \$ 1.00 (Seal)
6. Certified Fee \$ 1.00 (Seal)
Total \$ 24.50 (Seal)

Rex V. Alexander (Seal)

_____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rex V. Alexander 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, A. D., 19 90

Dana P. Daffron Notary Public

Union State Bank