

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Attorney Maurice Rogers
712-18th Street, Ensley
Birmingham, Alabama 35218
FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Eight Thousand and 00/100----(\$78,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

S. J. Betbeze, Jr. and wife, Cecelia Betbeze

(herein referred to as grantors) do grant, bargain, sell and convey unto Kenneth Sexton and wife, Patsy Sexton

(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, in Block 5, according to the Survey of Navajo Hills, Second Sector, as recorded in Map Book 5, Page 24, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all restrictions, reservations, easements and covenants of record.

The preparer of this deed has given no advice as to the title of this property.

316 Page 933
BookSTATE OF ALA. SHELBY C.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 NOV -5 AM 11:00
JUDGE OF PROBATE

1. Deed Tax	78 00
2. Mtg. Tr.	2 00
3. Recording fee	2 00
4. Indexing Fee	3 00
5. No Tax Fee	3 00
6. Certified Fee	1 00
Total	87 00

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 we do for ~~ourselves~~ and for ~~our~~ heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that ~~we~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ have a good right to sell and convey the same as aforesaid; that ~~we~~ will and ~~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, we have hereunto set our hands and seals, this 1st day of November 1990.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }I, Doris C. Allen,a Notary Public in and for said County, in said State, hereby certify that S. J. Betbeze, Jr. and wife, Cecelia Betbeze whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November 1990.

America's First C/R

S. J. Betbeze (Seal)Cecelia Betbeze (Seal)

Notary Public