

SEND TAX NOTICE TO:

(Name) Jeffrey M. Jude
1021 Mangrove Drive
(Address) Alabaster, AL 35007

653

This instrument was prepared by

(Name) RICK A. RISNER, ATTORNEY AT LAW
1117 North 21st Street
(Address) Birmingham, Alabama 35234

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 Thousand Six Hundred Twenty-Seven & 82/100 (\$70,627.82) DOLLARS

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

Michael J. Roberts and wife, Sherri M. Roberts

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

Jeffrey M. Jude and Susan C. Jude

(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 6, according to the Survey of Bermuda Hills, Second Sector, Third Addition, as recorded in Map Book 9, Page 46, in the Probate Office of Shelby County, Alabama.

NOTE: As part of the above consideration the Grantees herein agree and assume that certain First Mortgage executed by William P. Richards and Barbara D. Richards to Mortgage America, Inc. recorded in Vol. 89, Page 245 and assigned to First Federal Savings and Loan Association of South Carolina in Vol. 165, Page 757 in the Probate Office of Shelby County, Alabama with the balance of \$65,627.82.

BOOK 321 PAGE 809

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

90 DEC 12 AM 10:11

JUDGE OF PROBATE

1. Deed Tax	5.00
2. Mtg. Tax	
3. Recording Fee	3.50
4. Indexing Fee	3.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	77.50

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 7th

day of December, 19 90.

WITNESS:

(Seal)

(Seal)

(Seal)

Michael J. Roberts (Seal)
Michael J. Roberts
Sherri M. Roberts (Seal)
Sherri M. Roberts

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

I, The Undersigned a Notary Public in and for said County, in said State, hereby certify that Michael J. Roberts and Sherri M. Roberts whose name 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 7th day of December, A. D., 19 90

John A. Foster
Commission Expires