



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) J. Michael Joiner

(Address) PO Box 1012, Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-Five Thousand and no/100 (\$75,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kevin A. Rodrigue and spouse, Doreen W. Rodrigue

(herein referred to as grantors) do grant, bargain, sell and convey unto Dennis Myers and spouse, Donna Myers

(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 28, according to the Survey of Woodland Hills, 1st Phase, 5th Sector, as recorded in Map Book 7, Page 152, in the Office of the Judge of Probate of Shelby County, Alabama.

80 Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

BOOK 324 PAGE 80 This conveyance is made subject to and by acceptance of the delivery of this deed, the Grantee as a part of the consideration for this conveyance expressly assumes liability for that certain mortgage from Kevin A. Rodrigue and wife, Doreen W. Rodrigue to Altus Mortgage Corp. in the amount of \$64,356.00, as recorded in Real volume 171, Page 675, transferred to Altus Bank, a Federal Savings Bank, in Real Volume 171, Page 680, in the Probate Office of Shelby County, Alabama.

The value of the mortgage assumed is \$63,382.46.

Table with 2 columns: Fee Type and Amount. Includes Deed Tax (\$75.00), Mfg Tax, Recording Fee (\$2.50), Copying Fee (\$3.00), and Total (\$81.50).

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 27th day of December, 19 90.

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 90 DEC 28 PM 3:20

Signatures of Kevin A. Rodrigue, Doreen W. Rodrigue, and Notary Public with seals.

STATE OF ALABAMA Shelby COUNTY

General Acknowledgment

I, J. Michael Joiner, a Notary Public in and for said County, in said State, hereby certify that Kevin A. Rodrigue and spouse, Doreen W. Rodrigue 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 27th day of December A.D., 1990