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This instrument was prepared by

Send Tax Notice To: Leslie Kemp

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

^{name}
3117 Memory Brook Circle
Birmingham, Alabama 35242
^{address}

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 One hundred eighty six thousand nine hundred & No/100 (186,900.00) DOLLARS

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

Ralph M. Marcum and wife, Joy M. Marcum

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

Leslie Kemp and Brenda Kemp

(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 7, according to Amended Map of Hickory Ridge Subdivision as recorded in Map Book 11 page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1991.

Subject to items on attached Exhibit "A".

BOOK 331 PAGE 918

\$171,900.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 28th day of February, 1991.

WITNESS:

(Seal)

(Seal)

(Seal)

Ralph M. Marcum
Ralph M. Marcum (Seal)

Joy M. Marcum
Joy M. Marcum (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Ralph M. Marcum and wife, Joy M. Marcum whose name S 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 28th day of February, A. D., 1991

Larry L. Halcomb
Notary Public.

Commission Expires January 23, 1994

EXHIBIT "A"

1. Building setback line of 35 feet reserved from Memory Brook Circle as shown by plat.
2. Public utility easements as shown by recorded plat, including a 7.5 foot easement on the West and Southeast sides of lot.
3. Restrictions, covenants and conditions as set out in instruments recorded in Real 153 page 992 and amended in Real 262 pages 764 and 766 in Probate Office.
4. Transmission Line Permit to Alabama Power Company as shown by instruments recorded in Deed Book 139 page 140; Deed Book 316 page 465 and Deed Book 326 page 126 in Probate Office.
5. Right-of-Way granted to Birmingham Water Works Board and Sewer Board by instrument recorded in Real 144 page 878 in Probate Office.
6. Easement to Alabama Power Company as shown by instrument recorded in Real 167 page 406 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Real 158 page 720 and covenants pertaining thereto recorded in Real 158 page 723 in Probate Office.
8. Subdivision is to provide for construction of single family residences only, as shown by recorded plat.
9. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Real 194 page 586 in Probate Office.
10. Release of damages as set out in instruments recorded in Real 194 page 586 and Real 108 page 150 in Probate Office.

STATE OF ALA. SHELLEY
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAR -5 AM 10: 01

Thomas H. [Signature]
JUDGE OF PROBATE

1. Deed Tax	—	\$ 15.00
2. Mtg. Tax	—	\$ 5.00
3. Recording Fee	—	\$ 30.00
4. Indexing Fee	—	\$ 1.00
5. No Tax Fee	—	\$ 1.00
6. Certified Fee	—	\$ 1.00
Total	—	\$ 62.00