

424

23.75

SEND TAX NOTICE TO:

(Name) Mike Cherry
(Address) 3312 Thornton Dr

Bham, AL 35226

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 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 --Forty Six Thousand and 00/100-- (\$46,000.00) DOLLARS

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

Jack McGuire, married and Roy Martin, married

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

Nancy D. Hausman and Mike Cherry

(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 11-A, according to a Resurvey of Lots 11 and 11-A, Survey of Moss Bend, as recorded in Map Book 15, page 13 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$34,500.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

This property is not the homestead of the undersigned grantors.

1. Deed Tax	<u>11.50</u>
2. Mtg. Tax	<u>2.50</u>
3. Recording Fee	<u>4.50</u>
4. Indexing Fee	<u>5.00</u>
5. Notary Fee	<u>7.00</u>
6. Curial Fee	<u>1.00</u>
Total	<u>32.00</u>

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 6th

day of March, 19 91.

WITNESS:

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

91 MAR -7 PM 12:20

STATE OF ALABAMA
JEFFERSON COUNTY

JUDGE OF PROBATE

Jack McGuire (Seal)
Roy Martin (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack McGuire, married and Roy Martin, married whose name is 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 6th day of March, A.D. 19 91

Notary Public

Box 332 not 434