

SEND TAX NOTICE TO:

(Name) Frank J. Calma
 4513 Little Ridge Drive
 (Address) Birmingham, Alabama 35242

This instrument was prepared by

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(Name) Gene W. Gray, Jr., Attorney at Law
 2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ten Thousand and No/100----- DOLLARS
(\$110,000.00)-----
 to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Thomas M. Songy and wife, Jeanette D. Songy

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

Frank J. Calma and Wanda S. Calma

(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 40-A, according to a Resurvey, as recorded in Map Book 13 page 104, in the Office of the Judge of Probate of Shelby County, Alabama, of Lot 40, of a Resurvey of Lots 2, 3, 4, 41 and 42, Little Ridge Estates; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject To:

Advalorem taxes for the year 1991 which are a lien, but are not due and payable until October 1, 1991;

Existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$ 83,000.00 of the consideration was paid from the proceeds of a mortgage loan.

1 Deed Tax	<u>27.00</u>	<u>27.00</u>
2. Mrg. Tax	<u>3.50</u>	<u>3.50</u>
3. Recording Fee	<u>3.00</u>	<u>4.00</u>
4. Indexing	<u>3.00</u>	
5. No Tax Fee	<u>1.00</u>	
6. Certified Fcs	<u>1.00</u>	<u>33.50</u>
Total	<u>73.50</u>	

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 15th

day of March 19 91STATE OF ALABAMA
 I CERTIFY THIS
 INSTRUMENT WAS FILED

(Seal)

91 APR -3 PM 8:52

(Seal)

JUDGE OF PROBATE

(Seal)

Thomas M. Songy (Seal)
 Thomas M. Songy
Jeanette D. Songy (Seal)
 Jeanette D. Songy (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Songy and Jeanette D. Songy 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 15th day of March A. D. 19 91