

1510

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Michael D. Walton
Tammie S. Walton
 (Address) 2513 Titonka Road
Birmingham, AL 35244
10-5-16-0-004-080

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, AL 35209

Form TICOR 5200 1-8'
 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 Eighty Five Thousand and 00/100-----DOLLARS

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

Richard W. Morgan and wife, Celeste V. Morgan

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

Michael D. Walton and Tammie S. Walton

(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 Indian Valley, 3rd Sector,
 as recorded in Map Book 5, Page 97, in the Probate Office of
 Shelby County, Alabama.

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, limitations, of record.

\$84,856.00 of the consideration was paid from the proceeds of a mortgage
 loan closed simultaneously herewith.

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I, CLAYTON T. SWEENEY,
 I CERTIFY THIS
 INSTRUMENT WAS FILED

91 APR 22 AM 8:21

JUDGE OF PROBATE

1. Deed Tax	_____	50	1.50
2. Mtg. Tax	_____		
3. Recording Fee	_____	2.38	2.50
4. Indexing Fee	_____	3.00	
5. No Tax Fee	_____		4.00
6. Certified Fee	_____	7.00	
Total	_____	7.00	7.00

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 4thday of January, 1991

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Richard W. Morgan (Seal)
Richard W. Morgan
Celeste V. Morgan (Seal)
 _____ (Seal)
Celeste V. Morgan

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Richard W. Morgan and wife, Celeste V. Morgan
 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 4th day of January, A. D., 1991

Lela W. Milam
