

1557

SEND TAX NOTICE TO:

This instrument was prepared by

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

(Name) Gustavo A. Cerice
Kathryn D. Cerice
(Address) 3213 Garden Lane
Birmingham, AL 35242
10-6-14-0-002-038

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 Twelve Thousand Five Hundred and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
David A. Neisler and wife, Merry M. Neisler

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

Gustavo A. Cerice and Kathryn D. Cerice

(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 4, Block 4, according to the Survey of Sunny Meadows, as recorded
in Map Book 8, Page 18 A, B and C, 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.

\$100,950.00 of the consideration was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

BOOK 339 PAGE 233

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

91 APR 22 AM 10:32

JUDGE OF PROBATE

1. Doc. Tax	12.00	10.00
2. Not. Tax	2.50	2.50
3. Rec. Tax	3.50	4.00
4. Ind. Tax	3.82	
5. No. Tax	1.00	
6. Certified Fee	1.00	
Total	18.50	

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 23rd

day of February 19 91

WITNESS:

(Seal)
(Seal)
(Seal)

David A. Neisler (Seal)
Merry M. Neisler (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that David A. Neisler and wife, Merry M. Neisler
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 23 day of Feb A.D., 19 91

My Commission Expires

4/92

Notary Public.

ORLEY, MONCUS & WARD, P.C.