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Ira H. Holt, Jr.

This instrument was prepared by

Send Tax Notice To:

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address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Seven Thousand Nine Hundred and no/100--- DOLLARS

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

William R. Muse and wife, Patricia G. Muse

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

Ira H. Holt, Jr. and Dawn W. Holt

(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 22, according to the Survey of Chanda-Terrace, First Sector, as recorded in Map Book 9, page 100, in the Probate Office of Shelby County, Alabama.

1. Deed Tax	9.00
2. State Tax	1.00
3. Recording Fee	2.50
4. Notary Fee	3.00
5. ...	1.00
6. ...	1.00
Total	15.50

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Subject to taxes, easements and restrictions of record.

\$79,000.00 of the purchase price recited above was paid from 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 26th day of April, 1991

WITNESS:

STATE OF ALABAMA, SHERIFF
I CERTIFY THIS INSTRUMENT WAS FILED
91 MAY -7 AM 7:58

William R. Muse (Seal)
Patricia G. Muse (Seal)

STATE OF ALABAMA JUDGE OF PROBATE
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William R. Muse and wife, Patricia G. Muse whose names 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 26th day of April, 1991 A. D.

William Halbrooks
Notary Public.