

This instrument was prepared by
(Name) William H. Halbrooks, Attorney
Suite 704 Independence Plaza
(Address) Birmingham, AL 35209

Send Tax Notice To: Mark B. Randol
name
1327 Whirlaway Circle
Helena, AL 35080
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 Ninety Three Thousand-Five Hundred and no/100 DOLLARS

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

Soren K. Jensen and wife, Nancy L. Jensen

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

Mark B. Randol and Melinda D. Randol

(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 68, according to the Survey of Dearing Downs, First Addition, recorded in
Map Book 6, page 141 in the Probate Office of Shelby County, Alabama

Subject to current taxes, easements and restrictions of record.

BOOK 342 PAGE 970

91 MAY 13 PM 2:31

1. Deed Tax	5.00
2. Reg. Tax	0.00
3. Public Notary Fee	2.50
4. L. & C. Fee	2.00
5. L. & C. Fee	0.00
6. L. & C. Fee	0.00
Total	9.50

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 29
day of April, 19 91

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ~~ALABAMA~~ North Carolina
Meckleburg COUNTY

General Acknowledgment

I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that Soren K. Jensen and wife, Nancy L. Jensen 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 29 day of April, A. D., 19 91

O. J. Anderson
Notary Public.