

SEND TAX NOTICE TO:

(Name) Joseph B. Maupin
11 Bentley Circle
 (Address) Shelby, Alabama 35143

This instrument was prepared by

1774

(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 Twenty-Seven Thousand Four Hundred and No/100----- DOLLARS
(\$127,400.00)

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

Melanie Kendrick Bristow and William H. Kendrick, each a married person

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

Joseph B. Maupin and Carolyn J. Maupin

(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, in Shelby Shores, 1977 Addition, according to map as recorded in Map Book 7, Page 87 in the Probate Office of Shelby County, Alabama. Situated in 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;

Easements, rights of way, set back lines, and restrictions of record

\$ 101500.00 of the consideration was paid from the proceeds of a mortgage loan.

91 MAY 28 AM 8:23

JUDGE OF PROBATE

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS NOR THEIR SPOUSES

1	Doc. Tax	26.00
2		2.50
3		3.00
4		
5		1.00
6		
Total		32.50

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 8th

day of May, 19 91.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Melanie Kendrick Bristow (Seal)
Melanie Kendrick Bristow
William H. Kendrick (Seal)
William H. Kendrick (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Melanie Kendrick Bristow and William H. Kendrick 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 8th day of May, A.D. 1991

Notary Public.

BOOK 344 PAGE 526

CORLEY, MONCUS & WARD, P.C.