

This instrument was prepared by

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35009

2492
Send Tax Notice To: George Edwin Thorpe

name

1828 Mohawk Drive

address

Alabaster, Alabama 35007

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

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Eight Thousand Five Hundred & no/100 (\$78,500.00)----- DOLLARS

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

J. K. Rutherford, a single man,

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

George Edwin Thorpe & Lynn M. Thorpe

(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 7, according to the survey of Navajo Pines, as recorded in Map Book 5, Page 108, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to taxes for 1991.

Subject to restrictions appearing of record in Misc. Volume 5, Page 33.

Subject to Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 218, Page 353.

Subject to Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Volume 280, Page 283.

Subject to Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Volume 279, Page 244.

Subject to 35 foot building line from Mohawk Drive; 7.5 foot easement for public utilities along the North lot line; 10 foot easement for public utilities along the west lot line, as shown on recorded map.

\$77,642.00 of the purchase price recited above was paid from the proceeds of 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, I have hereunto set my hand(s) and seal(s), this 31st day of May, 19 91

WITNESS:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN -6 AM 8:47

NOTARY PUBLIC

J. K. Rutherford

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, Larry L. Halcomb

hereby certify that J. K. Rutherford, a single man,

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, A. D., 19 91