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This instrument was prepared by  
(Name) James A. Holliman, Attorney  
3821 Lorna Road, Suite 110  
(Address) Riverchase, AL 35244

Send Tax Notice To: ANCEL L. TIDWELL  
name 2563 Comanche Drive  
Birmingham, AL. 35244  
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-two thousand two hundred fifty and NO/100-----DOLLARS  
(92,250.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Doug R. Thienpont and wife, Ann E. Thienpont  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ancel L. Tidwell and wife, Diane E. Tidwell  
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Jefferson County, Alabama to-wit:

Lot 15, according to the Resurvey of Lots 14, 15, 16, 17, 18,  
and 19, Indian Valley, 3rd Sector, as recorded in Map Book 5,  
Page 129, in the Probate Office of Shelby County, Alabama.

- SUBJECT TO:  
1. Taxes for the year 1991 and subsequent years.  
2. Easements, restrictions, reservations, rights-of-way,  
limitations, covenants and conditions of record, if any

\$83,000.00 of the purchase price is being paid by the proceeds  
of a first mortgage loan executed and recorded simultaneously  
herewith.

1. Deed Tax	9.50
2. Misc Tax	
3. Recording Fee	3.00
4. Lending Fee	
5. No Tax	
6. Curative Fee	1.00
<b>Total</b>	<b>16.00</b>

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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 27th  
day of June, 19 91

WITNESS:  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
91 JUL 8 AM 9:02

Doug R. Thienpont (Seal)  
DOUG R. THIENPONT  
Ann E. Thienpont (Seal)  
ANN E. THIENPONT (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Doug R. Thienpont and Ann E. Thienpont whose name is 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 27th day of June, A. D., 19 91

James A. Holliman  
Notary Public

My Commission Expires: 8-29-94