

262

This instrument was prepared by

Send Tax Notice To: William E. Bush  
name 4906 Altadena South Drive  
Birmingham, Alabama 35244  
address

(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Homewood, Alabama 35209

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety seven thousand five hundred and No/100 (97,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Robert W. Hanson and wife, Jane L. Hanson

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

William E. Bush and Barbara M. Bush

(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 2, Block 2, according to the Survey of Awtrey & Scott's Addition to Altadena South, as recorded in Map Book 5, Page 121 and amended by Map Book 5, Page 123, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1991.

Subject to restrictions as recorded in Misc. Vol. 3, page 468 and Misc. Vol. 3, page 873 in the Probate Office of Shelby County, Alabama.

Subject to right of way to Alabama Power Company as recorded in Vol. 102, page 52 and Vol. 187, page 377 in the Probate Office of Shelby County, Alabama.

Subject to 5 foot easement on South side of lot and 20 foot easement on West side of lot as shown by map recorded in the Probate Office of Shelby County, Alabama.

Subject to 35 foot building line as shown by map recorded in the Probate Office of Shelby County, Alabama.

\$87,000.00 of the purchase price 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, we have hereunto set our hand(s) and seal(s), this 27th day of June, 19 91

WITNESS:

I CERTIFY THIS INSTRUMENT WAS FILED

91 JUL -8 AM 8:37

STATE OF ALABAMA

JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Robert W. Hanson and wife, Jane L. Hanson 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 27th day of June, A.D., 19 91

Larry L. Halcomb

Notary Public