

This Instrument Was Prepared By:

✓ Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Celita P. Carmichael
2905 Selkirk Circle
Birmingham, AL 35242

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of NINETY FOUR THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$94,250.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, ANEES AHMED FARRUK and wife, SHAHEEN FARRUK, (herein referred to as Grantors) do grant, bargain, sell and convey unto CELITA P. CARMICHAEL AND JEFFREY D. CARMICHAEL (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 22, in Block 1, according to the Map and Survey of Selkirk, a Subdivision of Inverness, Phase IV, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$84,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK
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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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 hands and seal,
this 12th day of July, 1991.

S. A. L. O. A. J. M. B.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUL 17 AM 11:12

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
PROBATE

Anees A. Farruk
ANEES AHMED FARRUK

Shaheen Farruk
SHAHEEN FARRUK

1 Deed Tax	1.50
2 Rec Tax	
3 Recording Fee	3.00
4 Recording Tax	
5 Deed Tax	
6 Deed Tax	1.00
Taxes	16.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ANEES AHMED FARRUK and wife, SHAHEEN FARRUK whose names 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 the 12th day of July, 1991.


Notary Public

My Commission Expires: 11/20/92
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