

SEND TAX NOTICE TO:

(Name) Andrew Jackson Mundy, Jr.

(Address) 451 Wallace Drive
Shelby, Alabama 35143

This instrument was prepared by

1546

(Name) Courtney H. Mason, Jr.

(Address) 100 Concourse Parkway Suite
Birmingham, Alabama 35244

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred and twenty-six thousand and 00/100-----(\$126,000.00) DOLLARS

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

William H. Kendrick, a married man and Melanie K. Bristow, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Andrew Jackson Mundy, Jr., and wife Dorothy Carolyn Mundy

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lots 4-A and 5-A, in the 1974 Addition to Shelby Shores, Phase I, as recorded
in the Probate Office of Shelby County, Alabama in Map Book 6, Page 15.
Situated in Shelby County, Alabama.

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

\$113,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This property is not homestead property as defined by the Code of Alabama.

1. Bond Tax	13.00
2. Notary Fee	5.00
3. Recording Fee	3.00
4. Title Insurance	1.00
5. Commission Fee	1.50
Total	19.50

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 19th

day of July, 1991

WITNESS:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUL 23 PM 12:39

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William H. Kendrick, a married man and Melanie K. Bristow, a married woman 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 their expressed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, A. D., 1991