

This instrument was prepared by

Send Tax Notice To: ROGER D. ABERNATHY
name 517 Olde Towne Lane
Alabaster, AL. 35007
address

(Name) JAMES A. HOLLIMAN, ATTORNEY
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

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-FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$94,500.00) DOLLARS

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

WILLIAM C. GILLIS and wife, DIANE GILLIS
(herein referred to as grantors) do grant, bargain, sell and convey unto

ROGER D. ABERNATHY and wife, PENNY D. ABERNATHY

(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 21, according to the Survey of Olde Towne Forest, First Addition, as recorded in Map Book 9, Page 170, 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. (3) Mineral and mining rights.

\$93,679.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 AUG -5 PM 1:30

JUDGE OF PROBATE

1. Deed Tax	1.00
2. Mfg. Tax	
3. Recording Fee	3.50
4. Notary Fee	3.00
5. No. 1st. Fee	1.00
6. Carstamp Fee	
Total	7.50

BOOK 357 PAGE 78
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 1st day of August, 19 91

WITNESS:

(Seal)

(Seal)

(Seal)

William C. Gillis (Seal)
WILLIAM C. GILLIS, by DIANE GILLIS

HIS ATTORNEY-IN-FACT (Seal)

Diane Gillis (Seal)
DIANE GILLIS

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 Diane Gillis, individually and as attorney-in-fact for William C. Gillis, husband 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, she, individually and as such attorney-in-fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, A. D., 19 91

My Commission Expires: 7-27-94

John R. Holliman
Notary Public.