

2469

This instrument was prepared by

(Name) John L. Hartman, III

(Address) P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To: Mark and Dena Barr

name
1205 Rime Village

address
Birmingham, AL 35226

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-two Thousand and no/100 (\$22,000.00) DOLLARS

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

Danny Putman, a married man and Graham N. Webster, a married man

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

Mark Anthony Barr and Dena Yuille Barr

(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 4, according to the Survey of South Cove, First Sector as recorded in Map Book 15, page 48 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) 50' Building line as shown by recorded Map; (3) Right of way to Shelby County as recorded in Volume 282, page 570 in the Probate Office of Shelby County, Alabama; (4) Restrictions as recorded in Real 352, page 733 and Real 267, page 890 in the Probate Office of Shelby County, Alabama; (5) Riparian rights as to the lake as shown by recorded map; (6) Right of way to Alabama Power Company as recorded in Volume 138, page 228, Volume 138, page 350 and Volume 169, page 22 in the Probate Office of Shelby County, Alabama.

Sellers, Danny Putman and Graham N. Webster, agree to pay the ad valorem taxes due on October 1, 1991.

The above described property does not constitute the homestead of the grantors herein.

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 (we) 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 26th day of July, 1991.

WITNESS:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
91 AUG -6 AM 8:27

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, _____, a Notary Public in and for said County, in said State, hereby certify that Danny Putman, a married man and Graham N. Webster, a married man 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 26th day of July, A. D., 1991

1. Notary Fee
2. Notary Fee
3. Notary Fee
4. Notary Fee
5. Notary Fee
6. Notary Fee
Total: 28.50

Notary Public