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This instrument was prepared by

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

Send Tax Notice To: FRED C. NIEMEYER
name 931 6th Avenue, N.W.
Alabaster, AL. 35007
address

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 EIGHTY-EIGHT THOUSAND AND NO/100 (\$88,000.00) DOLLARS

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

ILA DEAN CAUDLE and husband, BERT D. CAUDLE, JR.

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

FRED C. NIEMEYER and wife, IMA M. NIEMEYER

(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 40, according to the Survey of Hamlet, 6th Sector, as recorded in Map Book 9, Page 97, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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.

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88.00
2.50
3.00
1.00
94.50

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 31st day of July, 1991.

WITNESS:
[Signature] (Seal)
91 AUG -9 AM 10:54 (Seal)
[Signature] (Seal)
JUDGE OF PROBATE

ILA DEAN CAUDLE (Seal)
BERT D. CAUDLE, JR. (Seal)

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 ILA DEAN CAUDLE and husband, BERT D. CAUDLE, JR. 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 31st day of July A. D., 1991

My Commission Expires: 8-29-94

John R. Holliman
Notary Public.