

542

This instrument was prepared by

(Name) William H. Halbrooks, Attorney  
(Address) Suite 704 Independence Plaza  
Birmingham, AL 35209

Send Tax Notice To: R.L. Churchey  
Deborah D. Churchey  
5059 Stratford Road  
Birmingham, Alabama 35242

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

STATE OF ALABAMA  
JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

COUNTY  
That in consideration of Two hundred seventeen thousand and no/100 (\$217,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Marc Guay and wife, Manon Perrotte

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

R.L. Churchey and Deborah D. Churchey  
(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 43, according to the Map and Survey of Meadow Brook,  
Fifth Sector, First Phase, as recorded in Map Book 8, page  
109, in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

\$173,600.00 of the purchase price recited above was paid from a  
Mortgage loan closed simultaneously herewith.

1. Deed Tax	<u>43.50</u>
2. Mfg. Tax	<u>0.00</u>
3. Recording Fee	<u>3.50</u>
4. Indexing Fee	<u>3.50</u>
5. No Tax Fee	<u>0.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>\$50.00</u>

91 SEP -9 PM 3:27

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 covered 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  
day of 7 Sept, 1991

WITNESS:

[Signature] (Seal)  
[Signature] (Seal)  
[Signature] (Seal)

[Signature] (Seal)  
Marc Guay (Seal)  
[Signature] (Seal)  
Manon Perrotte (Seal)

STATE OF ALABAMA

General Acknowledgment

COUNTY  
I, the undersigned, a Notary Public in and  
hereby certify that Marc Guay and wife, Manon Perrotte  
whose name s are signed to the foregoing conveyance, and who are known to  
on this day, that, being informed of the contents of the conveyance  
on the day the same bears date.

Given under my hand and official seal this 7 day of Sept

[Signature]  
70,350  
Notary Public.