

853

SEND TAX NOTICE TO:

(Name) John J. Clark
Patricia U. Clark
 (Address) 931 Copena Drive
Helena, AL 35080

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, AL 35209

Form TICOR 5200 1-84
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thirty Three Thousand One Hundred Twenty Five 00/100 DOLLARS

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

Richard W. Benson d/b/a Benson Custom Homes

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

John J. Clark & Patricia U. Clark

(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 5, Block 4, according to the Survey of Indian Woods Forest, Fourth Sector, recorded in Map Book 14, Page 112 in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1991 which are a lien but are not due and payable until October 1, 1991.

Existing easements, restrictions, set-back lines, limitations, of record.

\$122,333.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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NOTARY PUBLIC
 I CERTIFY THIS
 INSTRUMENT WAS FILED

91 SEP 12 PH 3:18

JUDGE OF PROBATE

1. Deed Tax	\$	11.00
2. Mig. Tax	\$	
3. Recording Fee	\$	2.50
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	
6. Certified Fee	\$	1.00
Total	\$	17.50

11.00
 2.50
 4.00
 17.50

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, I have hereunto set my hand(s) and seal(s), this 8th

day of August, 19 91

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Richard W. Benson (Seal)
Richard W. Benson
d/b/a Benson Custom Homes (Seal)
 _____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard W. Benson d/b/a Benson Custom Homes whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, A. D., 19 91

Clayton T. Sweeney
 Notary Public.

CORLEY, MONCUS & WARD, P.C.