

This instrument was prepared by

(Name) Albert F. Thomasson  
(Address) 972 Montclair Road, Suite B  
Birmingham, Alabama 35213

277  
Send Tax Notice To: John A. & Kelley H. English  
name  
2645 Southbury Circle  
Birmingham, Alabama 35216  
address

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 Twenty-Eight Thousand Dollars and no/100 DOLLARS

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

Albert F. Thomasson d/b/a AFTCO Properties,  
a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

John A. English and wife, Kelley H. English

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

Mineral and mining rights excepted.

366 PAGE 911  
BOOK

1. Deed Tax	\$ 28.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 34.50

Subject to current taxes, easements and restrictions of record

I CERTIFY THIS INSTRUMENT WAS FILED

91 OCT -3 AM 11:37

The property being conveyed is not the homestead of Grantor.

JUDGE OF PROBATE

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 30th day of September, 1991

ALBERT F. THOMASSON  
d/b/a AFTCO Properties

WITNESS:

Maria Gifford (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)

Albert F. Thomasson (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 Albert F. Thomasson 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, A. D. 1991

Carolyn Swan  
Notary Public.