

1350
SEND TAX NOTICE TO:
CHARLES D. MASSEY, JR. and
(Name) YONNA F. MASSEY
2828 Altadena South Way
(Address) Birmingham, Alabama 35244

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 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 Forty-One Thousand Two Hundred Twenty-Five and No/100 (\$41,225.00) DOLLARS

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

KIMBERLY K. JACKSON, wife of S. SCOTT JACKSON

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

CHARLES D. MASSEY, JR. and YONNA F. MASSEY

(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 11, in Block 1, according to the Amended Map and Survey of Awtrey & Scott Addition to Altadena South, as recorded in Map Book 5, page 123, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1991, which are a lien, but not yet due and payable until October 1, 1991.
2. A 35 foot building set back line from Creek View Circle as shown by recorded plat.
3. A 15 foot irregular easement for drainage along the Southern side of subject property as shown by recorded plat.
4. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Volume 279, page 57.
5. Right of way to Alabama Power Company as recorded in Volume 102, page 52 and Volume 187, page 377.
6. Restrictions as recorded in Misc. Volume 3, page 468 and amended in Misc. Volume 3, page 873.
7. Restrictions as set out per recorded plat book.
8. Title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 4, page 466 and Volume 5, page 35.

\$78,300.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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 10th

day of October 1991

WITNESS:

I CERTIFY THIS
INSTRUMENT WAS FILED

91 OCT 23 PM 12:08

JUDGE OF PROBATE

Kimberly K. Jackson (Seal)
KIMBERLY K. JACKSON

1. Deed Tax	\$4.50
2. Reg. Tax	\$4.50
3. Recording Fee	\$4.50
4. Indexing Fee	\$4.50
5. No Tax Fee	\$7.00
6. Certified Fee	\$7.00
Total	\$49.50

STATE OF ~~ALABAMA~~ FLORIDA }
DADE COUNTY }

I, the undersigned

herby certify that KIMBERLY K. JACKSON, wife of S. SCOTT JACKSON

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of October A.D. 1991
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JULY 9, 1996
BONDED THRU GENERAL INS. UND.
My Commission expires:

SC Kelley
AFFIX NOTARIAL SEAL