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This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY ATTYS.(Address) 3821 Lorna Road, Suite 110
Riverchase, AL 35244Peter M. Morosky
Rhonda C. Morosky
Send Tax Notice To: _____
name1812 Smoke Tree Lane
address

Alabaster, AL 35007

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Nine Thousand Six Hundred and no/100----- DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Gilbert J. Tezak and wife, Freddie Ann Tezak

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

Peter M. Morosky and Rhonda C. Morosky

(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 32, according to the Survey of Navajo Pines, as recorded in
Map Book 5, page 108, in the Probate Office of Shelby County,
Alabama.Subject to: (1) Taxes for the year 1991 and subsequent years.
(2) Easements, restrictions, reservations, rights of ways,
limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights excepted.\$74,000.00 of the purchase price of the property described
herein has been paid by the proceeds of a first mortgage loan
closed and recorded simultaneously herewith.

1. Deed Tax	\$ 4.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 12.50

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 _____ our _____ hand(s) and seal(s), this _____ 31st
day of _____ October, 19 91

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 NOV -7 PM 2:02

JUDGE OF PROBATE

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that Gilbert J. Tezak and wife, Freddie Ann Tezak
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. _____ 31st _____ October 91

Given under my hand and official seal this _____ day of _____ A. D. 19 _____

My Commission Expires: 8-29-94 _____ Notary Public.