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This instrument was prepared by

Send Tax Notice To: George M. Creighton(Name) Larry L. Halcomb

name

2810 Old Hickory Trail(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209Birmingham, Alabama 35244
addressWARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety seven thousand five hundred (97,500.00) DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James L. Knight and wife, Elizabeth W. Knight

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

George M. Creighton and Patricia A. Creighton

(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 21, Block 1, according to the Amended Map of Awtrey and Scott Addition to Altadena South, as recorded in Map Book 5, page 123, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

Subject to taxes for 1992.

Subject to restrictions as shown by recorded Map.

Subject to 35 foot building line as shown by recorded Map.

Subject to 7.5 foot easement on rear and 5 foot easement east and west, as shown by recorded Map.

Subject to right of way granted to Alabama Power Company and South Central Bell by instrument recorded in Volume 279, page 57, in the Probate Office of Shelby County, Alabama.

Subject to right of way granted to Alabama Power Company by instrument recorded in Volume 102, page 52 and Volume 187, page 377, in the Probate Office of Shelby County, Alabama.

Subject to restrictions appearing of record in Misc. 3, page 468 and amended by Misc. 3, page 873, in the Probate Office of Shelby County, Alabama.

\$ 87,750.00 of the purchase price was paid 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, we have hereunto set our hand(s) and seal(s), this 16th
day of December, 19 91

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 DEC 26 PM 4:42

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Tenn.

JUDGE OF PROBATE

Shelby COUNTY

General Acknowledgment

1. Deed Tax	\$ 10.00
2. Mtg. Tax	(Seal)
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 16.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. Knight and wife, Elizabeth W. Knight 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.Given under my hand and official seal this 16th day of December A. D., 19 91Anna Z. Tidwell
Notary Public.

AL)