

This instrument was prepared by

(Name) R. Stephen Griffis  
2140 11th Avenue South, Ste. 300  
(Address) Birmingham, AL 35205

\$500<sup>00</sup>

WARRANTY 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 \$10.00 and other good and valuable consideration DOLLARS

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

Charles Jeffrey Chesser

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

✓ Charles Jeffrey Chesser and wife, Rosemary Chesser

(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 45, according to the survey of Hunter's Glen, as recorded in Map Book 6, Page 49, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

35 foot building line as shown by recorded map.

Grantee, Rosemary Chesser, does not assume the mortgage in favor of First Alabama Bank.

Legal description provided by Grantor.

1. Deed Tax	\$1.50
2. Mtg. Tax	\$
3. Recording Fee	\$2.50
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$7.00

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 20th day of November, 1991

WITNESS:

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

91 DEC 26 AM 9:51

JUDGE OF PROBATE

CHARLES JEFFREY CHESSER

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, \_\_\_\_\_ the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Jeffrey Chesser 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 20th day of November, A. D., 1991

Karen B. Huffstutler

Notary Public.