

This instrument was prepared by

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

\$50⁰⁰

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 GRANTEEES herein, the receipt whereof is acknowledged, we,

Charles Jeffrey Chesson

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

✓ Charles Jeffrey Chesson and wife, Rosemary Chesson

(herein referred to as GRANTEEES) 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 Chesson, does not assume the mortgage in favor of First Alabama Bank.

Legal description provided by Grantor.

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

379 Page 329
BOOK

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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

(Seal)

CHARLES JEFFREY CHESSER

(Seal)

91 DEC 26 AM 9:51

(Seal)

(Seal)

JUDGE OF PROBATE

(Seal)

(Seal)

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 Chesson 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, 1991 A. D., 1991

Karen B. Huffstutter

Notary Public