

SEND TAX NOTICE TO:

(Name) Gary H. Ydo
Colleen A. Ydo
 (Address) 1429 Secretariat Drive
Helena, AL 35080

13-7-26-2-001-002.023

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, AL 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 Ninety Seven Thousand Five Hundred and 00/100----- DOLLARS

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

Robert P. Beck, II and wife, Wendy J. Beck

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

Gary H. Ydo and Colleen A. Ydo

(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 52, according to the survey of Dearing Downs, 6th Addition, Phase I, as recorded in Map Book 10, Page 78, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1992 which are a lien but are not due and payable until October 1, 1992.

Existing easements, restrictions, set-back lines, limitations, of record.

\$96,118.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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>\$1.10</u>
Total	<u>\$8.10</u>

1.50
 2.50
 3.00
 1.10
 8.10

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 1st

day of November, 19 91

WITNESS:

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

92 MAR -9 AM 10:23

Robert P. Beck, II

Wendy J. Beck

Wendy J. Beck

STATE OF ALABAMA

JUDGE OF PROBATE

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert P. Beck, II and wife, Wendy J. Beck whose name is 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 1st day of November, A.D., 19 91

Myrtle B. McPhee

Notary Public.

BOOK 393 PAGE 336

CORLEY, MONCLIS & WARD, P.C.