

2462

SEND TAX NOTICE TO:
Timothy Andrew Fox
2104 Bailey Brook Drive
Birmingham, AL 35244

THIS INSTRUMENT PREPARED BY:
Claude McCain Moncus, Esq.
CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209
(205) 879-5959

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixteen Thousand and No/100***** (\$ 116,000.00*****) to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, we, WILLIAM J. OLIVER, JR. and wife, HOLLI H. OLIVER, (herein referred to as Grantors) do grant, bargain, sell and convey unto

Timothy Andrew Fox and wife, Jennifer Sucher Fox
(herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

LOT 34, ACCORDING TO THE SURVEY OF RIVERCHASE WEST, DIVIDING RIDGE, AS RECORDED IN MAP BOOK 6, PAGE 108, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.;

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record, and taxes due in the year 1992, a lien, but not yet payable.

\$ 104,400.00***** of the purchase price recited above was paid from 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 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 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 hands and seals, this 31st day of January, 1992.

William J. Oliver, Jr. (Seal)
WILLIAM J. OLIVER, JR.
Holli H. Oliver (Seal)
HOLLI H. OLIVER

Return To:
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, AL 35209

BOOK 397 PAGE 875

State of Alabama

Shelby County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM J. OLIVER, JR. and wife, HOLLI H. OLIVER, whose names 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 foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of January, 1992.

[Handwritten Signature]
Notary Public

My commission expires: 5-29-95

BOOK 397 PAGE 876

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

92 MAR 26 PH 5: 05

[Handwritten Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ 12.00
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 2.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 21.00

12 00
5.00
2.00
1.00
21.00