

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Joel Rotenstreich
Anita R. Rotenstreich
Lot 38 Deerwood Lake

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Thirty-Nine Thousand and 00/100'S *** (\$39,000.00) Dollars** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Nina Gordon, married** (herein referred to as grantor) do grant, bargain, sell and convey unto **Joel Rotenstreich and Anita R. Rotenstreich** (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 38, according to the Survey of Deerwood Lake, as recorded in Map Book 6, page 30, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Restrictions as shown by recorded Map.
3. Easement of varying width as shown by recorded Map.
4. The rights of upstream and downstream riparian owners with respect to Turkey Hollow Lake, bordering subject property.
5. Mineral and mining rights and rights incident thereto recorded in Volume 199, page 523, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company by instrument recorded in Volume 292, page 353, in the Probate Office of Shelby County, Alabama.
7. Right of way to Southern Bell Telephone and Telegraph Company, recorded in Volume 299, page 702 and Reel 119, page 878, in the Probate Office of Shelby County, Alabama.
8. Restrictions appearing of record in Misc. Volume 9, page 432, in the Probate Office of Shelby County, Alabama.

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This property is not the homestead of the grantor nor his/her spouse.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I 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, I have hereunto set my hand and seal this 20th of March, 1992.

X *Nina Gordon* (Seal)
Nina Gordon

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nina Gordon, married 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of March, 1992.

[Signature]
Notary Public
Affix Seal