

This instrument was prepared by

(Name) Jones & Waldron

1009 Montgomery Highway

(Address) Birmingham, Al. 35216

#168/92

Send Tax Notice To: Wendy J. Coats
name 2432 Tahiti Lane
Alabaster, Al. 35007
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-seven thousand and no/100 (\$87,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Charlotte Picarelli, an unmarried woman

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

Wendy J. Coats and Robert E. Coats

(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 1, Block 7, according to the Survey of Southwind, Second Sector, as recorded in Map Book 6, Page 106, in the Probate Office of Shelby County, Alabama.

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

\$86,154 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst. # 1992-13242

07/07/1992-13242
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50

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 grantee 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 26 day of June 92.

WITNESS:

Charlotte Picarelli (Seal)

Charlotte Picarelli (Seal)

Charlotte Picarelli (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Jefferson Coyle, a Notary Public in and for said County, in said State, hereby certify that Charlotte Picarelli, a single woman, 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 she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of June 92

Jefferson Coyle Notary Public
PRECISION PRINTING 494-6668 Form 6-4-90