

This instrument was prepared by

Send Tax Notice To: JOSEPH T. KASSOUF
name 5271 Harvest Ridge Lane
Birmingham, Alabama 35242
address

(Name) HOLLIMAN, SHOCKLEY & KELLY
(Address) 3821 Lorna Road, Suite 110
Birmingham, Alabama 35244

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-four Thousand Five Hundred and No/100 DOLLARS

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

MICHAEL B. MARSH and wife, CAROL W. MARSH

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

JOSEPH T. KASSOUF and TONYA L. KASSOUF

(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 27, according to the Survey of Meadow Brook, Eleventh Sector, as recorded in Map Book 9, Page 6 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1992 and subsequent years.
2. Easements, restrictions, reservations, rights of way, limitations, covenants and conditions of record, if any.

\$127,775.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-17270

08/17/1992-17270
03:07 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCB 13.50

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 6th day of AUGUST, 1992

WITNESS

(Seal)

(Seal)

(Seal)

Michael B. Marsh (Seal)
MICHAEL B. MARSH
Carol W. Marsh (Seal)
CAROL W. MARSH

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that MICHAEL B. MARSH and CAROL W. MARSH whose name is 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 conveyance they executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 6th day of August, A. D., 1992

My Commission Expires: 3-10-93

James Holliman
Notary Public
PRECISION PRINTING 491 6648 Form 6-9-90