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This instrument was prepared by
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728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

Send Tax Notice To: MICHAEL LEE HENKE and
CAROL SUE HENKE
name 3612 Chesire Road
Birmingham, Alabama 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty-Five Thousand and No/100 (\$185,000.00)----- DOLLARS

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

GEORGE J. LINSSENMEYER, III and wife, PAULA C. LINSSENMEYER
(herein referred to as grantors) do grant, bargain, sell and convey unto

MICHAEL LEE HENKE and CAROL SUE HENKE

(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 33, according to the survey of Meadow Brook, Fifth Sector, First Phase, as recorded in Map Book 8, Page 109, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1992, which are a lien, but not yet due and payable until October 1, 1992.
 2. 35 foot building set back line from Stratford Road and from Cheshire Road as shown by recorded map.
 3. 15 foot utility easement over the southwest side of said as shown on recorded map.
 4. Transmission line permit to Alabama Power Company recorded in Deed Book 324, Page 460 and Deed Book 324, Page 470.
 5. Agreement with Daniel International Corporation and Alabama Power Company concerning electric service to Meadowbrook recorded in Misc. Book 48, Page 880.
 6. Declaration of Protective Covenants as recorded in Misc. Book 50, Page 828 and Misc. Book 50, Page 948.
 7. Agreement with Alabama Power Company recorded in Misc. Book 52, Page 193.
 8. Easements as to underground cables recorded in Misc. Book 52, Page 197.
 9. Permit to Alabama Power Company recorded in Deed Book 349, Page 802.
- \$135,000.00 of the purchase price recited above was derived from the proceeds of 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 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 17th day of August, 19 92.

WITNESSES
SHELBY COUNTY JUDGE OF PROBATE
08/27/1992-18304
Inst # 1992-18304
JEROME J. JEFFERSON
COUNTY

George J. Linszenmeyer, III (Seal)
PAULA C. LINSSENMEYER (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GEORGE J. LINSSENMEYER, III and wife, PAULA C. LINSSENMEYER 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of August A. D., 19 92

Notary Public.