

\$ 3,000.00

SEND TAX NOTICE TO:

(Name) Kenneth F. Baginski

(Address) 2343 Haden Dr., B'ham., AL  
35226

This instrument was prepared by

(Name) Michael E. Wallace

(Address) Suite 700 Brown Marx Twr., B'ham., AL 35203

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

Jefferson

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) DOLLARS

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

Shannon G. Baginski, an unmarried woman,

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

Kenneth F. Baginski, an unmarried man,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Riverview Sub Lots 17 and 18 Block

B MB4 P63A S18 T21S R2E DIM 1

00X400.02 RB 70 P428 4/22/86

Inst # 1992-29409

12/08/1992-29409  
02:48 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

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 25<sup>th</sup>

day of 25, November, 1992.

WITNESS:

Kenneth F. Baginski (Seal)

Shannon G. Baginski (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, Michael E. Wallace

, a Notary Public in and for said County, in said State,

hereby certify that Shannon G. Baginski and Kenneth F. Baginski

whose name \_\_\_\_\_ 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 25<sup>th</sup> day of November, A. D., 1992

Michael E. Wallace

Notary Public.