

606792

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

(Name) Philip W. Yerby, Jr.
Linda S. Yerby
(Address) 3472 Cahaba River Estates
Birmingham, AL
39-27-4-0-16.1

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
Jefferson COUNTY }
Shelby County }

KNOW ALL MEN BY THESE PRESENTS,
\$60,000.00 + mtg.

That in consideration of Two Hundred Twenty Five Thousand and 00/100-----

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
David Paul Goldstein and wife, Marsha Ann Goldstein

(herein referred to as grantors) do grant, bargain, sell and convey unto
Philip W. Yerby, Jr. and Linda S. Yerby

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

Jefferson & Shelby County, Alabama to-wit:

Lot 32, except the west 555.00 feet, according to the survey of
Cahaba River Estates as recorded in Map Book 3, Page 32 & 33 in
the Bessemer Division of the Office of the Judge of Probate of
Jefferson County, Alabama, and as recorded in Map Book 3, Page 11,
in the Office of the Judge of probate of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1992 which are a lien but are not due and payable
until October 1, 1992.

Existing easements, restrictions, set-back lines, limitations, of record.

\$165,000.00 of the consideration was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

STATE OF ALA. JEFFERSON CO.
BESSEMER DIV. I CERTIFY
THIS INSTRUMENT FILED ON

1992 MAR 19 AM 8:39

RECORDED & INDEXED
DEED TAX HAS BEEN PAID ON THIS STATEMENT

Judge of Probate

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
herein; 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

day of March, 19 92.

WITNESS:

Alice Strickland (Seal)

David Paul Goldstein (Seal)

David Paul Goldstein

Alice Strickland (Seal)

Marsha Ann Goldstein (Seal)

Marsha Ann Goldstein

STATE OF ALABAMA }
San Juan COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that David Paul Goldstein and wife, Marsha Ann Goldstein

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.

OFFICIAL SEAL

JESSIE C. PALMER

NOTARY PUBLIC - NEW MEXICO

Notary Bond Filed with Secretary of State

My Commission Expires: 3-5-96

day of March

A. D., 19 92

Jessie C. Palmer

Notary Public.

Larry Halcomb

4.50
60.00
64.50

Inst # 1993-13446

05/11/1993-13446

03:20 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCD 7-88

60.00
2.50
4.00
66.50

Return To:
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, AL 35209