93/3/675/

This instrument was prepared by: Anthony D. Snable, Attorney 2700 Highway 280 South Suite 101

Birmingham, Alabama 35223

Send Tax Notices to:

Errol Helfman Judith A. Helfman 2272 Vanessa Drive Hoover, AL 35242

## MARRANTY DEED JOINT TEMANTS WITH RIGHT OF SURVIVORSELP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY

20,000

That in consideration of (\$187,000.00) Dollars and other good and valuable consideration to the undersigned Grantor(s), Edwin Chandler, III and Marilyn W. Chandler, husband and wife (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said Errol Helfman and Judith A. Helfman (herein referred to as Grantee(s), as joint tenants with right of survivorship the following described real estate, situated in Jefferson and Shelby County, Alabama, to-wit:

Lot 18, 5th Sector, according to the Suvey of Altadena Woods, 2nd and 5th Sectors, as recorded in Map Book 151, page 25 in the Probate Office of Jefferson County, and as recorded in Map Book 10, Page 54 A & B, in the Probate Office of Shelby County, Alabama.

## Subject to:

- 1. Advalorem taxes for the current tax year 1994.
- 2. Easements, restrictions and reservations of record.

\$167,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee(s) 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 Grantee(s), 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 Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

Inst • 1993-34880

11/05/1993-34880 08:06 AM CERTIFIED SELBY COUNTY JUNCE OF PROMPTE 802 HEL 12.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 4th day of October, 1993.

Edwin Chandler, III

STATE OF ALABAMA

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Edwin Chandler, III and Marilyn W. Chandler, husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 4th day of October, 1993.

(NOTARIAL SEAL)

My Commission Expires:

NOTARY PUBLIC

PLATE OF ALA JEFF REOM CO CERTIFY THOS INSTRUMENT 1993 OCT 12 PH 1:41