

SEND TAX NOTICE TO:

(Name) Michael A. Greer
Mary Lisa Black
(Address) 108 Mallard Pointe Drive
Pelham, AL 35124

58-14-4-18-3-002-022

This instrument was prepared by

(Name) Stewart, Davis & Humphrey, P.C.
3800 Colonnade Parkway, Suite 650
(Address) Birmingham, AL 35243

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Seven Thousand Five Hundred and 00/100----- DOLLARS,

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

Bobby D. Holt, a single man

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

Michael A. Greer and Mary Lisa Black

(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 22, according to the Survey of Mallard Pointe Subdivision, as recorded in Map Book 10, Page 70 in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable until October 1, 1994.

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

\$100,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1993-35740

11/10/1993-35740
06:19 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 NJS 46.00

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, I have hereunto set my hand(s) and seal(s), this 27th day of October, 19 93.

WITNESS:

(Seal) Bobby D. Holt (Seal)
(Seal) Bobby D. Holt (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby D. Holt whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, A. D., 19 93

my commission expires: 1/26/94

Notary Public

1993-35740