

Charles A. Fell III
Doreen C. Fell
Send Tax Notice To: _____
name _____

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 704, Independence Plaza
(Address) Birmingham, Al 35209

804 Riverchase Parkway West
Birmingham, address 35244

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

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred Seventy Three Thousand Nine Hundred & no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert L. Foreman and wife, Joan M. Foreman

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

Charles A. Fell III and Doreen C. Fell

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Jefferson County, Alabama to-wit:

Lot 402, according to the Survey of 11th Addition to Riverchase Country Club, as recorded in Map Book 8, page 76, in the Probate Office of Shelby County, Alabama.

Subject to Current taxes, easements and restrictions of record.

\$139,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herein.

07/01/1994-20881
12:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 43.50

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 27th
June 94
day of _____, 19____

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

_____(Seal)
Robert L. Foreman
_____(Seal)
Joan M. Foreman
_____(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY
the undersigned

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State,
hereby certify that Robert L. Foreman and wife, Joan M. Foreman
whose name s 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. 27th June A. D., 19 94

Given under my hand and official seal this _____ day of _____

Notary Public.