

This instrument prepared by:  
Jones & Waldrop  
1025 Montgomery Highway  
Birmingham, AL 35216

SEND TAX NOTICE TO:

(Name) Michael J. Roberts and Laura M. Roberts

(Address) 1412 Big Tree Circle Alabaster, Al.

**Warranty Deed**

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

JEFFERSON COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

# 1994-21481

That in consideration of the sum of \$ 127,000.00 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Fred W. Kotke, Sr. and Kathryn L. Kotke Husband and Wife** (herein referred to as grantors) do grant, bargain, sell and convey unto **Michael J. Roberts and Laura M. Roberts** (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 28, according to the Map of Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95 in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.  
130,810.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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/I have set our/my hand(s) and seal(s), this June 27, 1994

Signed, sealed and delivered in the presence of:

Sign \_\_\_\_\_  
Print \_\_\_\_\_  
Sign \_\_\_\_\_  
Print \_\_\_\_\_  
Sign \_\_\_\_\_  
Print \_\_\_\_\_  
Sign \_\_\_\_\_  
Print \_\_\_\_\_

Sign Fred W. Kotke, Sr. (Seal)  
Print Fred W. Kotke, Sr.  
Title \_\_\_\_\_

Sign Kathryne L. Kotke (Seal)  
Print Kathryne L. Kotke

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred W. Kotke, Sr. and Kathryn L. Kotke, 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 executed the same voluntarily on the day the same bears date.

Given under my hand on June 27, 1994.

NOTARY PUBLIC:  
Sign Karen Glover  
Print Karen Glover

{NOTARIAL SEAL}

My commission expires: 4-30-97

Inst # 1994-21481

07/07/1994-21481  
02:33 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

STEWART TITLE