

Send Tax Notice To:  
Richard Joseph Alt  
1320 Royalty Drive  
Alabaster, Alabama 35007



**JEFFERSON TITLE CORPORATION**

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Holliman, Shockley & Kelly  
3821 Lorna Road, Suite 110  
(Address) Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
JEFFERSON COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Four Thousand Five Hundred and no/100-----DOLLARS

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

Larry Kent dba Larry Kent Building Company

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

Richard Joseph Alt and wife, Mildred Alma Alt and Michael Wilson Prosch and wife, Charmaine

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

Shelby County, Alabama to-wit:

Lot 7, Block 2, according to the Survey of Royal Place, as  
recorded in Map Book 17, page 143, in the Probate Office of  
Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years,  
(2) Easements, restrictions, reservations, rights-of-way,  
limitations, covenants and conditions of record, if any.  
(3) Mineral and mining rights, if any.

\$ 59,150.00 of the purchase price is being paid by the  
proceeds of a first mortgage loan executed and recorded  
simultaneously herewith.

Inst # 1994-26576

08/26/1994-26576  
03:35 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCS 34.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 17th  
day of August, 19 94

WITNESS

\_\_\_\_\_  
(Seal) Larry Kent (Seal)  
LARRY KENT  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Larry Kent dba Larry Kent Building Company  
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 17th day of August, A.D., 19 94

8.29.94 [Signature]  
Notary Public