

This instrument was prepared by

(Name) Clayton T. Sweeney
2700 Hwy 280E, Suite 290E
(Address) Birmingham, AL 35223

Send Tax Notice To: Mark Gornik and
Patty Gornik
name 5129 Kirkwall Lane
Birmingham, AL 35242
address

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable considerations DOLLARS

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

Mark Gornik and wife, Patty Gornik
(herein referred to as grantors) do grant, bargain, sell and convey unto

Mark Gornik and Patty Gornik
(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 8, Block 2, according to the survey of Kirkwall, a subdivision of Inverness, as recorded in Map Book 6, Page 152 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1994 and subsequent years not yet due and payable until October 1, 1994.

Existing covenants and restrictions, easements, building lines and limitations of record.

Inst # 1995-02913

02/02/1995-02913
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 1st day of September, 19 94.

WITNESS:

(Seal)
(Seal)
(Seal)

Mark Gornik (Seal)
Patty Gornik (Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Mark Gornik and Patty Gornik whose names 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.

Given under my hand and official seal this 1st day of September, A.D., 19 94
My commission expires: 5/29/95

Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW