

SEND TAX NOTICE TO:

Mr. and Mrs. Bradford W. Botes
4017 Kinross Lane
Birmingham, Alabama 35242

This Instrument Prepared By:

Harold H. Goings
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Seventy Thousand and No/100 Dollars (\$270,000.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Karl R. Weinschreider and wife, Mary C. Weinschreider**, (herein collectively referred to as Grantors), do grant, bargain, sell and convey unto **Bradford W. Botes and wife, Kaye B. Botes**, (herein collectively referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 304, according to the Survey of Brook Highland, 7th Sector, as recorded in Map Book 13, Page 99 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights reserved.

Subject to:

1. 1995 ad valorem taxes.
2. Existing easements restrictions, set back lines, limitations, if any, of record.

\$240,300.00 of the purchase price recited herein was paid for from the proceeds of two (2) mortgage loans closed simultaneously herewith.



04/14/1995-09684
10:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 41.00

Inst # 1995-09684

TO HAVE AND TO HOLD, to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this the 7th day of April, 1995.



Karl R. Weinschreider

Mary C. Weinschreider

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karl R. Weinschreider and wife, Mary C. Weinschreider, 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 7th day of April, 1995.


Notary Public 1995-09684
Inst # 1995-09684
My Commission Expires: 8/21/95

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