

This instrument was prepared by

Leane B. Randle
Send Tax Notice To: Michael B. Randle

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

name
3149 Mac Ian Lane
Birmingham, AL 35242
address

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of One Hundred Thirty Eight Thousand and No/100's DOLLARS

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

Daniel Klarner and wife, Patricia Klarner
(herein referred to as grantors) do grant, bargain, sell and convey unto

Leane B. Randle and Michael B. Randle

(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-A in Block 17, according to a Resurvey of Lots 7, 8, 9 and 10, Block 17, Broken Bow, South, as recorded in Map Book 11, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1995 which are a lien but are not due and payable until October 1, 1995.

Existing easements, restrictions, set-back lines and limitations of record.

\$124,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

05/30/1995-14035
12:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 22.50

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 24th day of April, 1995.

WITNESS:

Marilyn J. Fessiah (Seal)
(Seal)
(Seal)

Daniel P. Klarner (Seal)
Daniel Klarner
Patricia C. Klarner (Seal)
Patricia Klarner (Seal)

STATE OF ALABAMA Illinois
Cook COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Klarner and wife, Patricia Klarner

whose name 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 24th day of April A. D., 1995

My Commission expires 5/1/98
Marilyn J. Fessiah
AFFIX SEAL
Notary Public