

This instrument was prepared by
(Name) James H. Weaver, Jr., Attorney
1029 South 23rd Street
(Address) Birmingham, Alabama 35205

Send Tax Notice To: A. R. and Peggy R. Kersh
name
726 Cahaba Manor Trail
address
Pelham, Al 35124

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 Seventy-eight Thousand Five Hundred (\$78,500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~XX~~ I,
Eloise V. Cook

(herein referred to as grantors) do grant, bargain, sell and convey unto A. R. Kersh and Peggy R. Kersh

(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 69, and North 5 feet of Lot 68, according to the Survey of Cahaba Manor Townhomes First Addition, as recorded in Map Book 7, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and limitations of record.

Inst # 1995-20626

08/02/1995-20626
12:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 87.00

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, I have hereunto set my hand(s) and seal(s), this 1st
day of August, 19 95.

WITNESS:
_____(Seal) Eloise V. Cook (Seal)
_____(Seal) Eloise V. Cook (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eloise V. Cook, an unmarried woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, A. D. 19 95.

James H. Weaver, Jr.
Notary Public.

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