

9 5 0 7 / 6 3 0 1

SEND TAX NOTICE TO:

(Name) David C Chavers
Mark W Thomas

(Address) 508 Gables Dr,

Blue, Ac. 35244

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand Two Hundred & 00/100---(\$10,200.00) DOLLARS
and the assumption of the hereinafter recited mortgage.

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

James R. Cole, an unmarried man

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

David C. Chavers and Mark W. Thomas

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

SHELBY County, Alabama to-wit:

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

The Grantee(s) herein agree to assume and pay that certain mortgage heretofore given to Collateral Investment Company, recorded in Book 63, page 966; being transferred and assigned to New South Federal Savings Bank by Book 68, page 546. Said mortgage having an approximate balance of \$45,649.53.

This is being re-recorded in Shelby County, Alabama.

Inst # 1995-26056

09/19/1995-26056
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.50

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, I have hereunto set my hand(s) and seal(s), this 30th day of June, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

James R. Cole
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Cole, an unmarried man 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 30th day of June, A. D. 19 95

Francis H. Smith
Notary Public.

Inst # 1995-26056

Unit 508, Building 5, in the Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733; Real Volume 50, Page 327; Real Volume 50, Page 340 and re-recorded in Real Volume 50, Page 942 and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407 and By-Laws as shown in Real Volume 27, Page 733 and then amended in Real Volume 50, Page 325 together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of the Gables Condominium as recorded in Map Book 9, Pages 41 through 44 and amended in Map Book 9, Page 135, in the Probate Office of Shelby County, Alabama.

EXHIBIT "A"

Inst # 1995-26056

09/19/1995-26056
10:02 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCO 21.50

State of Alabama - Jefferson County

I certify this instrument filed on:

1995 JUL 11 A.M. 08:39

Recorded and \$		Mtg. Tax
and \$	10.50	Deed Tax and Fee Amt.
\$	7.00	Total \$ 17.50

GEORGE R. REYNOLDS, Judge of Probate



9507/6301