

95101057

This instrument was prepared by
(Name) Buddy Rawson
(Address) _____

Send Tax Notice To: Ted & Tammy Horstead
name
128 Grand View Circle
address
Alabaster, AL 35114

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA
JEFFERSON COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty five thousand dollars and 00/100--(\$125,000.00) DOLLARS

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

Meredith Investments
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ted Horstead and wife, Tammy M. Horstead

(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 13, according to the survey of Grand View Estates, Givianpour Addition to Alabaster, as recorded in Map Book 19, page 100, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1995-32525

11/09/1995-32525
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 15.00

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 30th day of October, 1995

WITNESS:

(Seal)

(Seal)

(Seal)
M. Rawson
Meredith Investments LLC
(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 Meredith Investments whose name is 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 30 day of October, 1995 A. D., 19

MY COMMISSION EXPIRES 9-22-98
[Signature]
Notary Public
PRECISION PRINTING 491 6540 10m 6.0 20