

SEND TAX NOTICE TO:

(Name) Mr & Mrs Jerry L Bess

(Address) PO Box 11350

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

Bham, AL, 35202-1350

(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 --One Hundred Sixty Five Thousand and 00/100---(\$165,000.00) DOLLARS

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

Gayton E. Lopresti, Jr. and wife, Kimberly M. Lopresti

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

Jerry L. Bess and Sheila H. Bess

(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 38, according to the Survey of Apache Ridge, Sector 6, as recorded in Map Book 17, page 145 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

Subject to ad valorem taxes for the current tax year.

Inst # 1996-04058

02/07/1996-04058
01:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SMA 173.50

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 none 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 1st day of February, 1996

WITNESS:

(Seal)

(Seal)

(Seal)

Gayton E. Lopresti, Jr. (Seal)
Kimberly M. Lopresti (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gayton E. Lopresti, Jr. and wife, Kimberly M. Lopresti 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 1st day of February, A.D., 1996

Notary Public