

SEND TAX NOTICE TO:

Name: HENRY C. SEGERS
1124 WHIPPOORWILL DRIVE
ALABASTER, AL 35007

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
(Address) PELHAM, AL 35124

FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL

1996-06191

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THREE THOUSAND AND NO/100 (\$103,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the following described real estate, to-wit:

PAUL R. SALTER and wife, VICKI SALTER

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

HENRY C. SEGERS and wife, LINDA D. SEGERS

herein referred to as GRANTEES as joint tenants, with right of survivorship, the following described real estate, to-wit:

SHELBY County, Alabama, to-wit:

Lot 1, Block 5, according to the Survey of Meadowlark, as recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$92,700.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
02/27/1996 10:53:01 FILED/CERTIFIED

1996-06191

02/27/1996-06191
10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCO 19.00

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, We have hereunto set our hands and seals, this 26th day of February 19 96

WITNESS:
_____(Seal)_____
_____(Seal)_____
_____(Seal)_____
Paul R. Salter
PAUL R. SALTER
Vicki Salter
VICKI SALTER

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that PAUL R. SALTER and wife, VICKI SALTER 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 26th day of February A. D. 19 96.

Francis W. Hovinsky
Notary Public