

SEND TAX NOTICE TO:

Mr. & Mrs. John B. Church
2915 Black Horse Bend
Birmingham, AL 35242

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

Inst # 1996-19220

06/13/1996-19220
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
802 500 374.00

STATE OF ALABAMA:

JEFFERSON COUNTY:

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FOUR HUNDRED AND TWENTY-THREE THOUSAND AND NO/100...(\$423,000.00) Dollars**, to the undersigned grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we, **C. NELSON BURKETT and JACQUELINE C. BURKETT, Husband and Wife (herein referred to as grantors)**, do grant, bargain, sell and convey unto **JOHN B. CHURCH and CYNTHIA T. CHURCH (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 4-B, Block 4, according to the Survey of Palomino Resurvey, as recorded in Map Book 19, page 59, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Property taxes for 1996 and subsequent years, not yet due and payable.
2. 100 foot building line and 50 foot building line as shown by recorded map.
3. Restrictions or covenants recorded in Vol. 233, page 53 and Vol. 239, page 786, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
4. Coal, oil, gas and other mineral interests in, to or under the land herein described are not warranted.

\$60,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.


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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 10th day of June, 1996.



C. NELSON BURKETT (Seal)



JACQUELINE C. BURKETT (Seal)

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. NELSON BURKETT and JACQUELINE C. BURKETT, Husband and Wife, 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 10th day of June, 1996.



Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES Nov. 5, 1999.
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

Inst # 1996-19220

06/13/1996-19220
10:43 AM CERTIFIED
DELY COUNTY JUDGE OF PROBATE
DDE 000 374.00