



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

SEND TAX NOTICE TO:
Bruce P. Gouin
304 Windchase Trace
Birmingham, Alabama 35242

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.
2204 Lakeshore Drive Suite 130
(Address) Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Sixty Seven Thousand Nine Hundred Dollars and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Brad D. Donat, a married man and Kelly S. Donat, an unmarried woman

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

Bruce P. Gouin and Elizabeth L. Gouin

(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 36, according to the Survey of Windchase Givianpour's Addition to Meadow Brook, as recorded in Map Book 18 page 55, in the Probate Office of Shelby County, Alabama.

\$ 214,300.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

This property does not constitute the homestead of Brad D. Donat or his spouse.

Inst # 1997-00273

01/03/1997-00273
12:55 PM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship

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 2nd day of January, 19 97

WITNESS:

(Seal) _____ (Seal)
Brad D. Donat
(Seal) Kelly S Donat (Seal)
Kelly S Donat
(Seal) _____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Hubert E. Rawson, Jr., a Notary Public in and for said County, in said State, hereby certify that Brad D Donat, a married man and Kelly S. Donat, an unmarried woman whose name 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 2nd day of January, A.D. 19 97

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 6, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Notary Public