

146
This instrument was prepared by:
Shelly Moss
Attorney at Law
11 Oak Street
Birmingham, Alabama 35213

Send tax notice to: Dayle D. Donaldson
3116 Memory Brook Circle
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of Two Hundred Ten Thousand and 00/100 (\$210,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Aubrey S. Miree, IV and wife, Loe S. Miree

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

Dayle W. Donaldson and Karen D. Donaldson

(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 9, according to the Amended Map of Hickory Ridge Subdivision, as recorded in Map Book 11, page 79, in the Probate Office of Shelby County, Alabama.

\$125,000.00 of the proceeds come from a purchase money mortgage recorded 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 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 (We) have set my (Our) hand(s) and seal(s), this 24th day of April, 1997.

WITNESS:

_____(Seal) Aubrey S. Miree, IV (Seal)
Aubrey S. Miree, IV
_____(Seal) Loe S. Miree (Seal)
Loe S. Miree

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Shelly Moss, a Notary Public in and for said County, in said State, hereby certify that Aubrey S. Miree, IV and Loe S. Miree 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 24th day of April A.D., 1997.

notary public SHELLY MOSS
MY COMMISSION EXPIRES 11-5-97

04/30/1997-13282
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 93.50

Inst # 1997-13282