

SEND TAX NOTICE TO:

(Name) Fabian Sanchez
104 Sommersby Drive
 (Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
 (Address) Birmingham, Alabama 35209
 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 Four Thousand and no/100-----(\$104,000.00) DOLLARS

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

Charles G. Kessler, Jr., a married man

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

Fabian Sanchez and Jacqueline J. Sanchez

(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 58, according to the Survey of Sommersby Townhomes, as recorded in Map Book 20, Page 112, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$103,579.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property conveyed herein is not the homestead of Charles G. Kessler, Jr. nor that of his spouse.

Inst # 1998-20578

06/04/1998-20578
 10:30 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 9.00

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, I have hereunto set my hand(s) and seal(s), this 22nd

day of May, 19 98.

WITNESS:

(Seal)

(Seal)

(Seal)

Charles G. Kessler, Jr.

Charles G. Kessler, Jr.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
 Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Charles G. Kessler, Jr.

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 22nd day of May, A. D. 19 98.

William H. Halbrooks
 Notary Public

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