

SEND TAX NOTICE TO:

(Name) Richard M. Trescott
101 Norwick Forest Lane
 (Address) Alabaster, Alabama 35007

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 Eighty-Eight Thousand, Five Hundred & no/100--- DOLLARS
 (\$188,500.00)

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

Fred E. Roth, Jr. and wife, Perianne F. Roth

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

Richard M. Trescott and Kathy J. Trescott

(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 1, Block 1, according to the Survey of Norwick Forest, First Sector, as recorded in Map Book 11, Page 63, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 93,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1998-30041

08/06/1998-30041
 09:43 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
 001 CRH 103.50

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 hand(s) and seal(s), this 30th day of July, 19 98.

WITNESS:

 (Seal) Fred E. Roth, Jr. (Seal)

 (Seal) Perianne F. Roth (Seal)

 (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred E. Roth, Jr. and Perianne F. Roth whose name s are 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 30th day of July, A.D. 19 98

William H. Halbrooks
 Notary Public

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