

This instrument was prepared by

Send Tax Notice to: Kenneth A. Flatt, Jr.
name
506 Meadow Ridge Circle
address
Birmingham, Alabama 35242

(Name) Martin, Drummond & Woosley, P.C.

(Address) 2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of TWO HUNDRED TEN THOUSAND DOLLARS AND NO/100***** DOLLARS

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

Joseph T. Kassouf and wife, Tonya L. Kassouf

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

Kenneth A. Flatt, Jr. and Deborah K. Flatt

(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 6, according to the Survey of Meadow Brook Cluster Homes, 1st Sector, as recorded in Map Book 13, page 20, in the Probate Office of Shelby County, Alabama.

\$ 189,000.00 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, limitation, if any, of record.

08/21/1998-32670
12:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 29.50

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 herunto set our hand(s) and seal(s), this 19th day of August, 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)
Joseph T. Kassouf

(Seal)
Tonya L. Kassouf

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph T. Kassouf and wife, Tonya L. Kassouf 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 19th day of August A. D. 19 98

Cherie W. Clanton

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES: Sept. 13, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.