

SEND TAX NOTICE TO:

(Name) MELISSA A. PERLIS

(Address) 1126 9TH AVENUE, SW

ALABASTER, AL 35007

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST

(Address) PELHAM, AL 35124

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FOUR THOUSAND NINE HUNDRED AND NO/100 (\$104,900.00) DOLLARS

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

VINCENT S. ELLIOTT and wife, HEATHER L. ELLIOTT

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

MELISSA AMY PERLIS and LORETTA JANE PERLIS, both single

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Lot 19, in Block 2, according to the Survey of Bermuda Hills - First Sector, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

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

\$104,601.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

10/01/1998-38337

Melissa Amy Perlis and Melissa A. Perlis are ~~deceased~~ ^{deceased} and the CENPIFIED.
Loretta Jane Perlis and Loretta J. Perlis are ~~deceased~~ ^{deceased} and the CENPIFIED.

SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 25th day of September 19 98.

WITNESS:

(Seal)

(Seal)

(Seal)

VINCENT S. ELLIOTT

Heather L. Elliott

HEATHER L. ELLIOTT

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vincent S. Elliott and Heather L. Elliott whose name(s) 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 25th day of September A. D. 19 98.

27520

Notary Public

1998-38339