

Inst # 1999-25279

06/16/1999-25279
10:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CDA 23.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was
prepared by:

SEND TAX NOTICE TO:

A. SCOTT ROEBUCK
PADEN & PADEN
Attorneys at Law
1722 2nd Avenue North
Bessemer, Alabama 35020

EDDIE J. WILLIAMS
3432 COVENTRY DRIVE
BIRMINGHAM, AL 35243

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY SIX THOUSAND ONE HUNDRED TWENTY DOLLARS and 00/100 (\$96,120.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I, KENNETH B. ROYCROFT, A MARRIED MAN (herein referred to as GRANTORS, whether one or more) do grant, bargain, sell and convey unto EDDIE J. WILLIAMS and FREDA I. WILLIAMS, HUSBAND AND WIFE (herein referred to as GRANTEES, whether one or more) as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF KEELER'S MILL, AS RECORDED IN MAP BOOK 25, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998, WHICH CONSTITUTES A LIEN, BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. RESTRICTIONS, EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. #1999-8204.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

This property does not constitute the homestead of the grantor, nor that of his spouse.

\$84,120.00 of the consideration herein was derived from a mortgage closed 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **KENNETH B. ROYCROFT, A MARRIED MAN**, has hereunto set his signature and seal, this the 14th day of June, 1999.


KENNETH B. ROYCROFT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **KENNETH B. ROYCROFT**, 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 this the 14th day of June, 1999.


Notary Public

My commission expires: 5-20-00

Inst # 1999-25279

06/16/1999-25279
10:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 23.00