

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) A. W. Clark

(Address) 245 So. River Dr.

Shelby, AL 35143

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-3 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Ten Thousand and no/100----- DOLLARS

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

Donald C. Koenig, an unmarried man

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

A. W. Clark and Janice Clark

(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 4, according to the map and survey of River Oaks, as recorded in Map Book 18,
Page 70, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights-of-way
and permits of record.

\$157,500.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

Donald C. Koenig is the surviving Grantee in that certain deed recorded in Instrument 1996-36673,
the other Grantee Lynda M. Koenig is deceased having died on or about October 10, 1998.

Inst # 1999-39967

09/24/1999-39967
12:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
CJH \$1.00

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 the simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee
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 the 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 24th
day of September, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

Donald C. Koenig (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby

COUNTY

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

hereby certify that Donald C. Koenig
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. 24th day of September, A.D., 19 99

Given under my hand and official seal this 24th day of September, A.D., 19 99
My Commission Expires: 10/16/2000

Notary Public