

This instrument was prepared by:

Send tax notice to:

WILLIAM PATRICK COCKRELL
ATTORNEY AT LAW
(Name)

MEIR BENCHITRIT
APHRODITE ANNOS HONTZAS
(Name)

2 OFFICE PARK CIRCLE
BIRMINGHAM, ALABAMA 35223
(Address)

804 RIVERCHASE PARKWAY
HOOVER, ALABAMA 35244
(Address)

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF **ALABAMA**

COUNTY OF **SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY NINE THOUSAND dollars (\$229,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, CHARLES A. FELL III AND DOREEN FELL, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto MEIR BENCHITRIT AND APHRODITE ANNOS HONTZAS, HUSBAND AND WIFE (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 402, ACCORDING TO THE THE SURVEY OF 11TH ADDITION TO RIVERCHASE COUNTRY CLUB, AS RECORDED IN MAP BOOK 8, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD, to 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.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 229,000.00S FILED HERewith.

**WARRANTY DEED
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And we do for ourselves, successors and assigns covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seal, this 2 day
of _____ JULY 2003.

 (Seal)

 (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that CHARLES A. FELL III, AND DOREEN FELL, HUSBAND AND WIFE whose names 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 the 2 day of July 2004



Notary Public



Return to: William Patrick Cockrell Attorney At Law

TO

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF **ALABAMA**

COUNTY OF **SHELBY**

Recording Fee \$

Deed tax \$
