


SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Clifford Green
2004 Bridgelake Drive
(Address) Birmingham, Al. 35244

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Vestavia, Al. 35216


20070815000385070 1/1 \$328.50
Shelby Cnty Judge of Probate, AL
08/15/2007 02:15:29PM FILED/CERT

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three hundred eighty-seven thousand five hundred and no/100 DOLLARS
(\$387,500.00)

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

Jill Lovik and her husband Ronald Lovik

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

Clifford Green and Linda Green

(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 277, according to the Survey of Ninth Addition Riverchase Country Club, as recorded in Map Book 8, page 46 A&B in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights of way of record.

\$70,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Shelby County, AL 08/15/2007
State of Alabama

Deed Tax: \$317.50

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 hereunto set our hand(s) and seal(s), this 13 day of August, 2007.

WITNESS:

(Seal)

(Seal)

(Seal)


JILL LOVIK

RONALD LOVIK

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jill Lovik and her husband Ronald Lovik 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of August, 2007 A. D.,

MY COMMISSION EXPIRES: 9/13/08

