

SEND TAX NOTICE TO:

(Name) City Federal Savings & Loan A
2030 Second Avenue North
(Address) Birmingham, AL 35203

This instrument was prepared by

1659

(Name) Ruth S. Capra
601 Vestavia Parkway, Suite 270

(Address) Birmingham, AL 35216

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Three Thousand Five Hundred and 00/100 DOLLARS

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

Craig S. Goldey and wife, Lynda W. Goldey

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

William J. McHugh, Jr. and wife, Linda A. McHugh

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

Shelby County, Alabama to-wit:

708 Bailey Brook Circle, Birmingham, AL 35244, more particularly described as follows: Lot 50, according to the map and survey of Riverchase West, Dividing Ridge Sector as recorded in Map Book 6, Page 108, in the Probate Office of Shelby County, Alabama, Except the following described part thereof;

Begin at the southwest corner of said Lot 50 thence run northerly along the line between said lot 50 and lot 49 for a distance of 82.77 feet; thence 154 degrees 40' right and run southeasterly for 15.00 feet; thence 25 degrees 20' right and run southerly, running parallel to the west line of said lot 50 for a distance of 69.27 feet to a point on the southerly line of said lot 50; thence run westerly along the southerly line of said lot 50, running along the arc of a curve to the left, said curve having a radius of 345.0 feet, for a distance of 6.42 feet to the point of beginning.

ALSO: The following described part of lot 49 in said subdivision being more particularly described as follows: Begin at the northeast corner of said lot 49 thence run southerly along the line between said lot 49 and lot 50 for a distance of 76.53 feet; thence 154 degrees 40' right and run northwesterly for 15.00; thence 25 degrees 20' right and run northerly, running parallel to the east line of said lot 49, for a distance of 63.01 feet to a point on the north line of said Lot 49; thence 90 degrees 19' right and run easterly, running along the north line of said Lot 49 for a distance of 6.42 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to easements, restrictions, agreements and permits of record.

\$78,500.00 of the purchase price recited above was paid from a mortgage loan 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, 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 23rd

day of December, 1985

STATE OF ALA. SHELBY CO.
WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

1985 DEC 31 AM 10:37 (Seal)

Thomas A. Sherrin, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA }
JEFFERSON COUNTY }

Craig S. Goldey (Seal)
Lynda W. Goldey (Seal)
Richard W. Bell (Seal)
their attorney-in-fact

I, Ruth S. Capra, a Notary Public in and for said County, in said State, hereby certify that Craig S. Goldey and Lynda W. Goldey by Richard W. Bell, in accordance with his special power of attorney 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 23rd day of December A. D., 19 85



Ruth S. Capra
My commission expires 12-4-88 Notary Public.

BOOK 055 PAGE 277