

SEND TAX NOTICE TO:

(Name) V. Wayne Causey
P. O. Drawer D
 (Address) Calera, Alabama 35040

This instrument was prepared by

(Name) V. Wayne Causey
P. O. Drawer D
 (Address) Calera, Alabama 35040

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Seventeen Thousand Five Hundred and No/100 (\$17,500.00) DOLLARS

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

Lucy H. Salter, a married woman

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

V. Wayne Causey and Donna Causey

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

Shelby County, Alabama to-wit:

A part of Block 271 according to J. H. Dunstan's Map of Calera, more particularly described as follows: Commence at the intersection of the South line of 18th Avenue and the East line of U.S. Highway 31 and run Easterly along the South line of 18th Avenue 151.5 feet to the point of beginning; then turn an angle of 90° to the right and run a Southerly direction 108.0 feet; then turn an angle of 90° to the left and run an Easterly direction 117.50 feet; then turn an angle of 90° to the left and run a Northerly direction along the West line of Whitfield lot to the South line of 18th Avenue; then turn an angle to the left and run in a Westerly direction along the South line of 18th Avenue to the point of beginning.

The above described property does not constitute the homestead of the grantor named Shelby Co.

I CERTIFY THIS INSTRUMENT WAS FILED

1986 FEB 21 AM 9:14

Thomas A. Henderson, Jr.
 JUDGE OF PROBATE

1. Deed Tax \$ 250
 2. Mtg. Tax
 3. Recording Fee 250
 4. Indexing Fee 100
 TOTAL 600

\$15,000.00 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, I have hereunto set my hand(s) and seal(s), this 11th day of Feb, 1986

WITNESS:

Rozella Joyce Phipps (Seal)

Lucy H. Salter (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

STATE OF ALABAMA }
Lee COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lucy H. Salter, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February, A.D., 1986



Conrad R. [Signature]

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