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This instrument was prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
3812 OLD MONTGOMERY HIGHWAY
(Address) HOMEWOOD, ALABAMA 35208

Send Tax Notice To: Robert D. Lanier
4643 Wooddale Lane
Pelham, AL 35124
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-four thousand five hundred and no/100 -- (\$ 84,500.00) DOLLARS

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

Kenneth Kloeppel and Mary Kloeppel
(herein referred to as grantors) do grant, bargain, sell and convey unto
Robert D. Lanier and Janice L. Hagood

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Jefferson County, Alabama to-wit:

Lot 29, in Block 6, according to the Survey of Wooddale,
Fourth Sector, as recorded in Map Book 6, Page 26, in the
Probate Office of Shelby County, Alabama.

Subject to taxes for 1986.

Subject to building lines, easements, rights of way and agreement for water system of record.

\$ 80,250.00 of the purchase price was paid from the proceeds of 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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that ~~we~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 11th
day of June, 1986

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)
Deed TAX H.S.O
Rec 2.50
Ind 1.00 1986 JUN 16 PM 1:21 (Seal)
8.00 (Seal)
JUDGE OF PROBATE

Kenneth Kloeppel (Seal)
Kenneth Kloeppel
Mary Kloeppel (Seal)
Mary Kloeppel
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Kenneth Kloeppel and wife, Mary Kloeppel
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 11th day of June, 1986