

429

SEND TAX NOTICE TO:

(Name) G. E. and Marie Landmon

(Address) 3560 Independence Dr.
Birmingham, Alabama, 35209

This instrument was prepared by

(Name) Winonah Hay

(Address) 3560 Independence Dr., Birmingham, Al 35209

FM No. ATC 27 Rev. 5/82

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

\$ 10,000.00

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten and No/100 Dollars and other good and valuable considerations XXXXXX DOLLARS

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

E. G. Hall and wife, Effie Hall

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

G. E. Landmon and Marie Landmon

(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 No. 2, according to Waxa Subdivision, the same being a part of Section 35, Township 24 North, Range 15 East, a plat of said subdivision being recorded in Map Book 5, page 5, in the Probate Office of Shelby County, Alabama, together with the rights conferred on grantees by that certain deed of this property from Gulf States Paper Corporation, of record in Book 236, page 473, in the Probate Office of Shelby County, Alabama, and subject to the reservations, exceptions and covenants as set forth and referred to in said deed. Mineral rights excepted and subject to current year's taxes.

BOOK 079 PAGE 543

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

1986 JUL -7 PM 1:48

JUDGE OF PROBATE

1. Deed Tax \$ 10.00
2. Mtg. Tax _____
3. Recording Fee 2.60
4. Indexing Fee 1.20
TOTAL 13.80

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) 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) have a good right to sell and convey the same as aforesaid; that (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 12th day of February, 1986.

WITNESS:

Sandra Benson (Seal)

Marsha Masley (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

Notary Public in and for said County, in said State,
I, Andrew L. Burgess, a Notary Public in and for said County, in said State,
do hereby certify that E. G. Hall and Effie Hall

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 12th day of February, A.D., 1986

Andrew L. Burgess
My Commission Expires 4/9/88 Notary Public.