

This instrument was prepared by

1366

Send Tax Notice To: John J. Briggs, III

(Name) Frank K. Bynum
(Address) 2100 Sixteenth Avenue South
Birmingham, Alabama 35205

name
5201 Kirkwall Lane
address
Birmingham, Alabama 35243
10-1-11-0-002.034

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY-FOUR THOUSAND NINE HUNDRED AND NO/100----- DOLLARS

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

Jack E. Fleming and wife, Betty J. Fleming

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

John J. Briggs, III and Linda G. Briggs

(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 29, Block 2, according to the Survey of Kirkwall as recorded in Map Book 6, page 152, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

\$121,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

1986 JUL 17 AM 11:27

Re. Recorded

RECORDING FEES

Recording Fee \$ 2.50

Index Fee 1.00

TOTAL \$ 3.50

THIS DEED IS BEING RE-RECORDED TO CORRECT AN ERROR IN THE ACKNOWLEDGEMENT.

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 12th

day of May, 1986

WITNESS:

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

Deed Tax 23.50
Rec 2.50
Jud 1.00
27.00
1986 MAY 22 AM 9:05
Thomas A. Shumaker, Jr.
JUDGE OF PROBATE (Seal)

Jack E. Fleming (Seal)
Betty J. Fleming (Seal)
Betty J. Fleming (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack E. Fleming and wife, Betty J. Fleming 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 have NOTARILY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of

A. D., 1986

Notary Public