

2219

GRANTEE'S ADDRESS:  
Route 1, Box 487, Hill St.  
Wilsonville, Al 35186

This instrument was prepared by

# Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Six Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein  
Thomas E. Talton and wife, Betty M. Talton

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

James C. Rush and Gayle H. Rush

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

Shelby County, Alabama to-wit:

Lots 10 and 11, according to Hill Subdivision of a portion of the NE 1/4 of NW 1/4 of Section 6, Township 21, Range 2 East, Shelby County, Alabama, as recorded in Map Book 3, Page 142, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

SUBJECT TO; Building setback line of 30 feet reserved from Hill Street and McGowen Road as shown by recorded plat; restrictions, covenants and conditions as set out in instrument recorded in Map Book 3, Page 142 in Probate Office; Public utility easements servicing subject property.

\$35,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 26th day of September, 19 86.

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

1986 SEP 29 AM 9:13

1. Deed Tax \$11.00  
2. Mtg. Tax \$2.50  
3. Recording Fee \$18.00  
4. Indexing Fee \$1.50  
TOTAL \$33.00

Thomas E. Talton (Seal)  
Thomas E. Talton

Betty M. Talton (Seal)  
Betty M. Talton

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas E. Talton and wife, Betty M. Talton 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 26th day of September A. D., 19 86



William R. Justice  
Notary Public.

CONWILL & JUSTICE