

554

SEND TAX NOTICE TO:

(Name) David E. Lankford

(Address) 500 Creekview Drive  
Pelham, AL 35124

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway

FM No. ATC 27 Rev. 5/82 Birmingham, AL 35209

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

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty Six Thousand and 00/100 DOLLARS

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

Charles R. McGlothren, Jr. and wife, Cheryl Jane McGlothren

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

David E. Lankford and Barbara A. Lankford

(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 1, Block 3, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, page 57, in the Probate Office of Shelby County, Alabama; ALSO part of the NE 1/4 of the SE 1/4 of Section 11, Township 20, Range 3 West, more particularly described as follows: Begin at the most westerly corner of Lot 1, Block 3, Oak Mountain Estates, thence run northeasterly along the NW line of Lot 1, 145 feet to a point on the SW line of Lot 2, in said survey; thence an angle to the left of 90 degrees and northwesterly along the SW line of Lot 2, 27.5 feet; thence an angle to the left of 90 degrees and run southwesterly a distance of 145 feet to a point on the NE right of way of Bearden Road; thence an angle to the left of 90 degrees and southeasterly 27.5 feet to the point of beginning, being situated in Shelby County, Alabama.

Subject to current taxes, easements, restrictions, building lines, mineral and mining rights and rights of way of record.

\$62,700.00 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 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 26th day of November, 19 86

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Charles R. McGlothren, Jr. (Seal)  
Charles R. McGlothren, Jr.

Cheryl Jane McGlothren (Seal)  
Cheryl Jane McGlothren

STATE OF ALABAMA

Mobile

COUNTY

I, Kay S. Weiss  
hereby certify that Charles R. McGlothren, Jr. and Cheryl Jane McGlothren  
whose name is signed to the foregoing conveyance, and who has known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance has executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 24 day of November, A. D., 19 86

Notary Public.

STATE OF ALABAMA  
JEFFERSON COUNTY

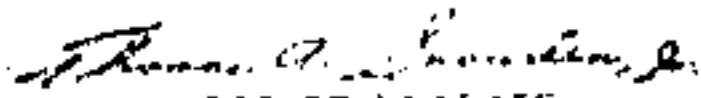
On this 26th day of November, 1986, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Cheryl Jane McGlothren, wife of Charles R. McGlothren, Jr., whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this the 26th day of November, 1986.

  
Notary Public

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

1986 DEC -4 PM 5:53

  
JUDGE OF PROBATE

MY COMMISSION EXPIRES NOVEMBER 9, 1989

1. Deed Tax	\$ <u>350.00</u>
2. Mtg. Tax	<u>          </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>9.50</u>

001-301-1000

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LAMAR HAM  
ATTORNEY AT LAW  
3512 OLD MONTGOMERY HWY.  
BIRMINGHAM, ALABAMA 35208

LAMAR HAM  
ATTORNEY AT LAW  
3512 OLD MONTGOMERY HWY.  
BIRMINGHAM, ALABAMA 35208

TO

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM  
ALABAMA TITLE CO., INC.  
BIRMINGHAM, ALABAMA