

205
736

SEND TAX NOTICE TO:
Enloe Lynn Baggett
(Name) Sharon R. Baggett
544 Crosscreek Trail
(Address) Pelham, Alabama 35124

This instrument was prepared by
(Name) Larry R. Newman
604 38th Street South
(Address) Birmingham, Alabama 35222

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SIXTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$65,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
MARIE R. PETTI, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Enloe Lynn Baggett and Sharon R. Baggett
(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 10, Block 8, according to the Map and Survey of Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5, Page 102, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for the years 1987 and thereafter; restrictions appearing of record in Misc. Vol. 1, Page 836; 30 foot building line from Cross Creek Trail; and 10 foot easement along west lot line, all as shown on recorded map.

\$65,082.00 of the purchase price cited herein was paid from the proceeds of a mortgage loan executed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Re Recorded
1986 DEC -8 PM 12:08
Thomas A. Anderson, Jr.
JUDGE OF PROBATE

Rec. 250
And 100
350

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, I have hereunto set my hand(s) and seal(s), this 31st

day of October, 1986.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 NOV -5 AM 8:47

- WITNESS:
- 1. Deed Tax \$ _____
 - 2. Mtg. Tax _____
 - 3. Recording Fee 2.50
 - 4. Indexing Fee 1.00
- TOTAL 3.50

Marie R. Petti
MARIE R. PETTI (Seal)

(Seal)

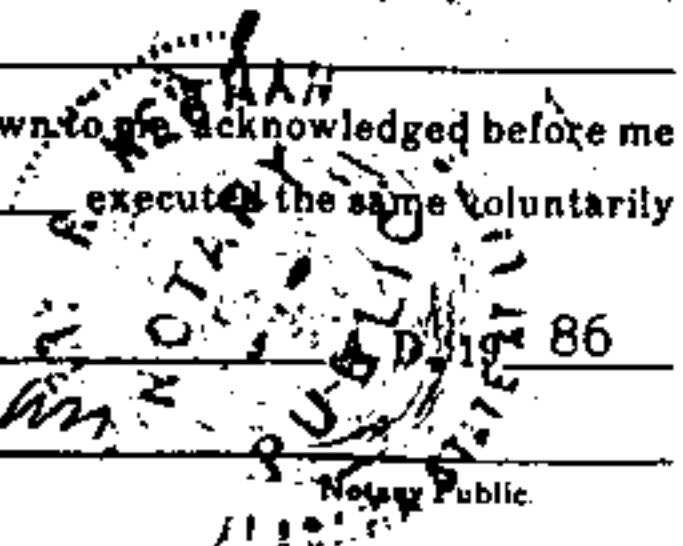
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, _____ the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MARIE R. PETTI whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October

Larry R. Newman
Larry R. Newman
Notary Public



BOOK 098 PAGE 571
BOOK 103 PAGE 896