

SEND TAX NOTICE TO:

(Name) John C. Lichty
Towana B. Lichty
(Address) 2768 Berkley Dr.
B'ham AL 35242

This instrument was prepared by

(Name) William H. Halbrooks
Suite 704, Independence Plaza
(Address) Birmingham, Alabama 35209

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Hundred Thirty Seven Thousand Five Hundred Dollars and no/100

Brookland Corporation

to the undersigned grantor, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

John C. Lichty and Towana B. Lichty

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

Shelby County to wit:

Lot 10-A, and Lot 10, Block 9, according to the Survey of the First Addition to Woodford as recorded in Map Book 10, page 38, and amended by Map Book 10, Page 86 in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restriction of record.

72,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

135,000.00 of the purchase priced recited above was paid from a 2nd mortgage closed simultaneously herewith.

1. Deed Tax \$ 130.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 133.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of August 1988

ATTEST:

Brookland Corporation By: _____

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

Al Ashtarni

President

STATE OF Alabama }
COUNTY OF Jefferson }

88 AUG 29 PM 1:14

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

I, the undersigned State, hereby certify that Al Ashtarni whose name as its President of Brookland Corporation a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 19th day of August 1988

William H. Halbrooks
Notary Public

BOOK 201 PAGE 773