

22
SEND TAX NOTICE TO:

(Name) Randal David Eagan

(Address) #13 Cottage Circle

Birmingham, AL 35124

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, AL 35216

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 Sixty-Eight Thousand Nine Hundred and No/100

to the undersigned grantor, Marie Awtrey Enterprises, Inc. a corporation,
(herein referred to as GRANTOR), in and paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Randle David Eagan and wife, Susan Arledge Eagan

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama.

Lot 3, according to the Survey of The Cottages, as recorded in Map Book 12,
page 19 in the Probate Office of Shelby County, Alabama, being a resurvey of
Royal Wood Townhomes.

Subject to easements, restrictions and rights of way of record.

\$68,406 of the above recited purchase price have been paid from the proceeds
of a purchase money mortgage recorded simultaneously herewith.

BOOK 211 PAGE 547

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 NOV -1 AM 9:51

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax 00
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 400

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Marie Awtrey
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of October 1988

ATTEST:

Secretary

MARIE AWTRY ENTERPRISES, INC.
By Marie Awtrey President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Marie Awtrey
whose name as President of Marie Awtrey Enterprises, Inc.
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 28th day of October 19 88

Mary Emma Wright
Notary Public