

Birmingham Title Company, Inc.

514 NORTH 21ST STREET - PHONE 205-334-9382

Birmingham, Alabama 35203

This instrument was prepared by

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(Address) Southcrest Building Suite 111
1025 Montgomery Highway
Birmingham, AL 35216



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - BIRMINGHAM TITLE COMPANY, INC.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY-SIX THOUSAND NINE HUNDRED & NO/100 DOLLARS

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

Kenneth L. Jackson, an unmarried man

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

Lance A. Sharpe and Sheila H. Sharpe

(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 16, according to the Survey of Kingwood, as recorded in Map Book 6 Page 40, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

- (1) Current year's property taxes; and
- (2) Easements, covenants, conditions, restrictions, and rights of way of record.

SIXTY-SEVEN THOUSAND NINE HUNDRED EIGHTY-NINE DOLLARS OF THE ABOVE-RECITED CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 APR -5 AM 10:30

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 9.00
2. Mtg. Tax 2.50
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 12.50

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BOOK 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 March, 19 89

WITNESS:

(Seal)

(Seal)

(Seal)

Kenneth L. Jackson
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth L. Jackson 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, A.D., 19 89

Mary Theresa Kirby
Notary Public