

This Instrument Prepared By:  
Jeffrey W. Salyer-Attorney At Law  
2162 Highway 31 South  
Pelham, Alabama 35124

Inst # 1995-01175

Send Tax Notice To:  
James and Linda Musgrove, Jr.  
2636 Butte Woods Drive  
Birmingham, Alabama 35243

01/13/1995-01175  
12:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.50

\$500.00

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollars and No/100's (\$1.00) and other good and valuable consideration to the undersigned grantor or grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, we, JOHN H. SHETTLESWORTH, a married man, LINDA T. SHETTLESWORTH MUSGROVE, and husband, JAMES W. MUSGROVE, JR. (herein referred to as grantors), do grant, bargain, sell and convey unto LINDA TAUL MUSGROVE, and husband, JAMES W. MUSGROVE, JR., (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 35 Buttewoods Ranch Addition to Altadena Valley as recorded in Map Book 5, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: Taxes for 1995 and subsequent years.

SUBJECT TO: Easements, covenants, restrictions, permits, and right-of-ways, building set back line(s) of record.

SUBJECT TO: Liens, defects, encumbrances, and claims of record.

SUBJECT TO: Title to minerals underlying caption lands with mining rights, other rights, privileges and immunities belonging thereto.

The above referenced property does not constitute the homestead of the grantor, John H. Shettlesworth, and his wife.

The above referenced property does constitute the homestead of the grantor, Linda Taul Musgrove and her husband, James W. Musgrove, Jr..

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with right of survivorship, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created hereby is severed or terminated during the joint lives to 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 We do for ourselves and for our heirs, executors, and administrators covenant with said grantees their heirs and assigns, that We are seised in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that We have a good right to sell and convey the same aforesaid; that We will and 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 hands and seals this the

22nd day of December, 1994

John H. Shettlesworth  
John H. Shettlesworth

Linda T. Shettlesworth Musgrove  
Linda T. Shettlesworth Musgrove

James W. Musgrove Jr.  
James W. Musgrove, Jr.

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN H. SHETTLESWORTH, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of Dec., 1994.

Glenda Faye Cain  
Notary Public  
MY COMMISSION EXPIRES: \_\_\_\_\_  
My Commission Expires:

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LINDA T. SHETTLESWORTH MUSGROVE, and JAMES W. MUSGROVE, JR., whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of December, 1994.

Jeffrey W. Salyer  
Notary Public  
October 25, 1997  
My Commission Expires:

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