

Send Tax Notice To:
Mark W. Kurtz and wife,
Laura M. Kurtz
3220 Garden Lane
Birmingham, Alabama 35242

This instrument was prepared by:
JAMES W. FUHRMEISTER
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Forty Six Thousand Dollars and 00/100 (\$146,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Sagine Thebaud Morgan, an unmarried woman**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Mark W. Kurtz and wife, Laura M. Kurtz**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 12, in Block 5, according to the survey of Sunny Meadows, as recorded in Map Book 8, Page 18 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

Mineral and Mining rights excepted.

NOTE: \$138,700.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

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 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 we do for myself and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized 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 as 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.

06/19/1995-15905
11:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 19.30

Inst # 1995-15905

IN WITNESS WHEREOF, we (I) have hereunto set our hand(s) and seal, this 15th day of June, 1995.

Sagine Thebaud Morgan
By: Pam Gale as attorney in fact for Sagine Thebaud Morgan

Grantor - Sagine Thebaud Morgan
By: Pam Gale as attorney in fact for Sagine Thebaud Morgan

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Pam Gale, as attorney in fact for Sagine Thebaud Morgan, 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 as such attorney-in-fact and with full authority executed the same voluntarily for and as the act of said Sagine Thebaud Morgan on the date the same bears date.

Given under my hand and official seal, this the 15th day of June, 1995.

Kimberly M. Melton
Notary Public
My commission expires: 3-1-99

Inst # 1995-15905

06/19/1995-15905
11:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 19.50