



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) DANNY C. LOCKHART, ATTORNEY
(Address) 1129 Forestdale Blvd, Birmingham, Al. 35214

SEND TAX NOTICE TO:
Winfred Jerry Guthrie
124 Grovehill Drive
Montevallo, Al. 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of Sixteen thousand and no/100 DOLLARS

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

Howard Rector, a married man, dba Howard Rector Homebuilder

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

Winfred Jerry Guthrie and Laura A. Guthrie

(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 47, according to the survey of Park Forest, Sector 7, Phase 2, as recorded in Map Book 19, page 169, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Advalorem taxes due and payable October 1, 1997.
2. Easements, exceptions, reservations and restrictions of record, if any.

Subject property is not the homestead of the grantor, nor is it the homestead of his spouse.

Inst # 1997-20446

07/01/1997-20446
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 24.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 10th

day of June, 19 97

WITNESS

(Seal) Howard Rector (Seal)
(Seal)
(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Howard Rector

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 10th day of June A.D., 19 97

Marilyn R. Peoples
Notary Public

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