

519

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Jerry L. McGaughy

(Address) 5066 Shelby Drive  
Birmingham, AL 35243

This instrument was prepared by

(Name) Donald L. Newsom  
Corretti & Newsom  
(Address) 1804 7th Avenue North  
Birmingham, AL 35203

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama



19821217000147070 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
12/17/1982 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$19,500.00) Nineteen Thousand Five Hundred and no/100----- DOLLARS  
and the assumption of the hereinafter described mortgage  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Glenn Thomas Hough and wife, Janet Hickman Hough

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

Jerry L. McGaughy and Suzanne W. McGaughy

(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 91, according to the Survey of Southern Pines, First Sector as recorded  
in Map Book 7, page 11, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the year 1983. (2) 50 foot  
building line as shown by recorded map. (3) 10 foot easement on north, west  
and south as shown by recorded map. (4) Restrictions recorded in Volume 204,  
page 592 and Volume 32, page 129, in the Probate Office of Shelby County,  
Alabama. (5) Conditions as recorded in Volume 308, Page 560, in said Probate  
Office. (6) Right of way to Alabama Power Company recorded in Volume 310,  
page 217, in said Probate Office.

Grantees herein expressly agree and promise to pay that certain mortgage from  
Glenn Thomas Hough and Janet Hickman Hough to Johnson & Associates Mortgage  
Company recorded in Volume 393, page 661 in the Probate Office of Shelby County,  
Alabama and assigned to Federal National Mortgage Association in Misc. Volume  
31, page 656, in said Probate Office.

\$6,000.00 of the equity recited above was paid from purchase money mortgage  
closed 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 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, we have hereunto set our hand(s) and seal(s), this 14th  
day of December, 19 82.

WITNESS:

Glenn Thomas Hough (Seal)  
Glenn Thomas Hough  
Janet Hickman Hough (Seal)  
Janet Hickman Hough (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY }  
I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Glenn Thomas Hough and wife, Janet Hickman Hough  
whose name s 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 the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under nd and official seal this 14th December 1982.