

220

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Two Thousand and 00/100 DOLLARS

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

Edythe Purvis Hawkins, an unmarried woman

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

James J. Lynch, Paula T. Lynch and James J. Lynch, 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 12, according to the Survey of Wildwood Park Residential Estates, as recorded in Map Book 5, Page 78 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, building setback lines, public utility easements, restrictions, covenants, conditions, mineral and mining rights, and rights of way of record.

\$80,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 28th day of April, 19 83

WITNESS: STATE OF ALA. SHELBY CO. Need tax - \$200  
I CERTIFY THIS  
DOCUMENT WAS FILED  
1983 MAY -4 PM 12:00 (Seal) 44 50  
Edythe Purvis Hawkins (Seal)  
Edythe Purvis Hawkins (Seal)  
Thomas A. Shanderson (Seal)  
NOTARY PUBLIC (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edythe Purvis Hawkins, an unmarried woman 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April A. D., 19 83

Form 31-A

LAMAR HAM  
ATTORNEY AT LAW  
3512 OLD MONTGOMERY HWY.  
BIRMINGHAM, ALABAMA 35209

My Commission Expires November 9, 1985

Notary Public.