

(Name) _____

(Address) _____

This instrument was prepared by THIS INSTRUMENT PREPARED BY:

(Name) John Hollis Jackson, Jr.
Attorney at Law

(Address) Box 1318
Clanton, Alabama 35045

Form 1-1-7 Rev. 5/82

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

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of (\$40,000.00) Forty Thousand Dollars

to the undersigned grantor, Transamerica Financial Services, Inc., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James R. Fuqua Sr., Thelma M. Fuqua, James R. Fuqua Jr. and Thelma M. Fuqua as guardian of George R. Fuqua (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A lot or parcel of land located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 East containing one acre, more or less, described more particularly as follows: Commence at a point where the north line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 5 intersects the centerline of the paved Shelby County Hwy. #61 (also known as Montgomery Road), thence run East along said North $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 330 feet to the point of beginning, thence continue last course a distance of 208.7 feet, thence turn right 90 degrees and run South a distance of 208.7 feet, thence turn right 90 degrees and run west a distance of 208.7 feet, thence turn right 90 degrees and run North a distance of 208.7 feet to the point of beginning. Also a 30 foot easement along the North side of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 5 between the above described property and the aforementioned paved Shelby County Hwy. #61.

NOTE: This conveyance is made subject to all rights outstanding by reason of the statutory right of redemption from the foreclosure of that certain mortgage given by Wayne M. Milam and wife, Lois C. Milam to Transamerica Financial Services, Inc., as the same is recorded in Book 412, Page 788, in the Office of the Judge of Probate, Shelby County, Alabama; said foreclosure being evidenced by that certain foreclosure deed to Transamerica Financial Services, Inc., recorded in Book 345, Page 647, in said office.

\$30,000.00 of the purchase price recited above was paid from a 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice-President, T. L. Brothers, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of August 19 83

TRANSAMERICA FINANCIAL SERVICES, INC.

ATTEST:

R. Branchley
R. Branchley

STATE OF ALA, SHELBY CO.
I CERTIFY THIS
Asst. Sec. of Probate
See Mtg. 435 p. 193
1983 AUG 15 PM 4:21

T. L. Brothers
T. L. Brothers Vice-President

STATE OF INDIANA
COUNTY OF MARION

Kathleen L. Murphy
Kathleen L. Murphy
Notary Public

Rec 150
Ind 150
12 50

I, Kathleen L. Murphy, a Notary Public in and for said County in said State, hereby certify that T. L. Brothers, whose name as Vice-President of Transamerica Financial Services, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

9th day of August

1983

Kathleen L. Murphy
Notary Public

BOOK 349 PAGE 213