

This instrument was prepared by

(Name) ERRY L. BALCOMB
 ATTORNEY AT LAW
 (Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 36708

Send tax notice to:
 Carlton Thomas Gustin
 4963 Mountainview Parkway
 Birmingham, AL

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty nine thousand nine hundred and no/100 (\$89,900.00) DOLLARS

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

Michael W. Wedgworth and wife, Alison H. Wedgworth
 (herein referred to as grantors) do grant, bargain, sell and convey unto
 Carlton Thomas Gustin and Karol Kim Gustin

(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 22, in Block 1, according to the map and survey of Gross'
 Addition to Altadena South, 1st Phase of 1st Sector, as recorded
 in Map Book 5, page 122, in the Probate Office of Shelby County,
 Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1984.

Subject to restrictions, easements, building lines and right-of-way of record.

\$ 85,400.00 of the purchase price recited above was paid from 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, we have hereunto set OUR hand(s) and seal(s), this 29
 day of February, 19 84

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Alison H. Wedgworth (Seal)
 Alison H. Wedgworth
Michael W. Wedgworth (Seal)
Michael W. Wedgworth (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 Alison H. Wedgworth, wife of Michael W. Wedgworth
 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 27th day of Feb A. D., 19 84

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael W. Wedgworth, husband of Alison H. Wedgworth whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of February, A.D., 1984.

My commission expires:

1/23/86

[Signature]
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 MAR -6 AM 11:18
[Signature]
JUDGE OF PROBATE

Deed Tax 4.50
Rec 3.00
Ind 1.00
8.50

BOOK 353 PAGE 715

Return to:

ARMY L. MALCOLM
ATTORNEY AT LAW
100 OLD MONTGOMERY HIGHWAY
MONTGOMERY, ALABAMA 36102

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA
317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203