

614

SEND TAX NOTICE TO:

(Name) Jimmy Lee Gurganus
309 Deborah Drive
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison

(Address) Post Office Box 822 Columbiana, Alabama

Form 1-15 Rev. 5/82

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

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of 1,000.00 and the assumption of mortgage DOLLARS

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

James L. Patterson, a single man and Karen Patterson White, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jimmy Lee Gurganus and wife, Deborah B. Gurganus

(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 10, First Addition to TRIPLE SPRINGS SUBDIVISION, First Sector
as recorded in Map Book 6, Page 51, in the Probate Records of Shelby
County, Alabama.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS.

The grantees hereby assume that certain mortgage from James L. Patterson
and Karen Patterson to Johnson & Associates dated February 25, 1980 and
recorded in Mortgage Book 400, Page 944 and assigned to Federal National
Mortgage Association, by assignment dated March 11, 1980 and recorded in
Misc. Book 35, Page 420.

Karen Patterson White is one and the same person as Karen Patterson.

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, _____ have hereunto set _____ hand(s) and seal(s), this 7th

day of April, 19 84.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

Karen Patterson White (Seal)

Karen Patterson White (Seal)

James L. Patterson (Seal)

James L. Patterson

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that James L. Patterson
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 of April, 19 84.

Given under my hand and official seal this 11

day of April

A. D., 19 84

Mike T. Atchison
Attorney
Columbiana, AL 35051

Notary Public.

State of Alabama
Shelby County

I, the undersigned authority, a Notary Public in and for said County, in said State, that Karen Patterson White a married 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 that same voluntarily on the day that same bears date.

Given under my hand and official seal this ^{11th} day of April, 1984.

Janet F. Parson
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 APR 11 AM 9:51

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

Deed Fee 100
Rec 300
Ind 100
500

500

BOOK 354 PAGE 676

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.