

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) 2032 Valleydale Road



943

SEND TAX NOTICE TO:
Jonathan T. Tucker
2300 Harmony Lane
Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Two Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Yvonne M. Wallace, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Jonathan T. Tucker and wife, Linda B. Tucker

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Jefferson County, Alabama to-wit:

Part of the SE 1/4 of the NE 1/4 of Section 3, Township 19 South, Range 3 West, Jefferson County, Alabama, of the Huntsville Principal Meridian, more particularly described as follows: Begin at the Northeast corner of said SE 1/4 of NE 1/4, run South along the East line of said 1/4-1/4 section for 210.37 feet; thence right 92 degrees 06' for 333.0 feet; thence left 92 degrees 07' for 200.0 feet; thence right 92 degrees 07' for 158.98 feet to the point of beginning of the tract herein described; thence continue on the same line 158.98 feet; thence left 92 degrees 07.5' for 170 feet; thence left 87 degrees 52.5' for 158.96 feet; thence left 92 degrees 07' for 170 feet to the point of beginning, all lying in the East 1/2 of SE 1/4 of NE 1/4 of Section 3, Township 19 South, Range 3 West of Huntsville Principal Meridian, Jefferson County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$72,000.00 of the purchase price recited above was paid from a purchase money 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~~) 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 16th day of July, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

Dec 2.50
Ind 1.00
3.50 1984 JUL 19 AM 9:11
452-530
Thomas A. Lawrence
JUDGE OF RECORDE

Yvonne M. Wallace (Seal)
Yvonne M. Wallace (Seal)
(Seal)

STATE OF ALABAMA

General Acknowledgment

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Yvonne M. Wallace, 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 16th day of July, A. D., 19 84