

SEND TAX NOTICE TO:

(Name) Philip R. Rucker(Address) Rt. 1, Box 452Mallard Circle Helena, Al.  
35080

This instrument was prepared by

(Name) Attorney Maurice Rogers  
712-18th Street, Ensley(Address) Birmingham, Alabama 35218

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., BIRMINGHAM, AL.

STATE OF ALABAMA

Jefferson

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty-Six Thousand Five Hundred & 00/100-- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

William E. Evans and wife, Betty E. Evans

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

Philip R. Rucker and wife, Jennifer M. Rucker

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Estate #20, 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. Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

PAGE 668  
004  
BOOKSTATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT TO BE TRUE  
1984 OCT -8 AM 10:45  
William E. Evans, Jr.  
JUDGE OF THE PARK

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>166.50</u>
Mineral Tax		
Recording Fee		
Index Fee		<u>2.50</u>
		<u>1.00</u>
		<u><b>170.00</b></u>

Subject to all restrictions, reservations, easements and covenants of record.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that (we) have a good right to sell and convey the same as aforesaid; that (we) will and ~~our~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, 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 2nd day of October, 1984.

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)  
(Seal)  
(Seal)

William E. Evans (Seal)  
William E. Evans  
Betty E. Evans (Seal)  
Betty E. Evans

STATE OF ALABAMA  
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William E. Evans and wife, Betty E. Evans whose nameS are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 1984.

Philip R. Rucker A.D. 1984  
Notary Public

From [redacted]