



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) CORRETTI & NEWSOM  
1804 7th Avenue North  
(Address) Birmingham, Alabama 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of TWENTY THOUSAND NINE HUNDRED AND NO/100 (\$20,900.00) DOLLARS  
TOGETHER WITH THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$50,000.00  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Randy M. Baggett and wife, Suzy L. Baggett

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

Donald E. Mandy and wife, Kathy Y. Mandy

(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 4, according to the Survey of Old Mill Trace, as recorded in Map Book 7, Pages 99 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- (1) Ad valorem taxes for the current year 1985, and subsequent years.
- (2) 30 foot building set back line as shown by recorded map.
- (3) 7.5 foot easement on East as shown by recorded map.
- (4) Easement on rear of undetermined size as shown by recorded map.
- (5) Restrictions as recorded in Misc. Book 34, Page 697.
- (6) Right of way granted Alabama Power Company as recorded in Volume 249, Page 189, and Volume 249, Page 191.

\$50,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 4th

day of June, 19 85

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

(Seal) Randy M. Baggett (Seal)

Randy M. Baggett

(Seal) Suzy L. Baggett (Seal)

Suzy L. Baggett

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

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Randy M. Baggett and wife, Suzy L. Battett

whose name s 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 4th day of June A.D., 1985

Jefferson Title Corporation

Sandra L. Smith