

(Name) L. W. Kattner
644 Creekview Drive
 (Address) Pelham, Alabama

This instrument was prepared by

(Name) J. R. Moncus, Jr.
1329 Brown-Marx Bldg.
 (Address) Birmingham, Alabama 35203

Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
 JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-three thousand Five Hundred and 00/100----- DOLLARS
 (\$63,500.00)

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

Roy E. Tucker and wife Charlotte I. Tucker

(herein referred to as grantors) do grant, bargain, sell and convey unto Larry W. Kattner and wife Carol G. Kattner

(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 6, Block 6, according to the Survey of Oak Mountain Estates, Fifth Sector, as recorded in Map Book 5, Page 124, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights-of-way of record,
 (\$ 63,500.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith).

BOOK 041 PAGE 596

RECORDING FEES

STATE OF ALABAMA
 JEFFERSON COUNTY
 INSTRUMENT NO. 12

1985 SEP 18 AM 9:02

Thomas J. Moncus, Jr.
 JUDGE

Mortgage Tax	\$	_____
Deed Tax		_____
Mineral Tax		_____
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>3.50</u>

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, we have hereunto set our hand(s) and seal(s), this 12th day of September, 1985.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Roy E. Tucker (Seal)
Roy E. Tucker
Charlotte I. Tucker (Seal)
Charlotte I. Tucker

STATE OF ALABAMA }
 Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy E. Tucker and Charlotte I. Tucker 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 12 day of September, A. D., 1985

Jeff. D. D. No.

Thomas J. Moncus, Jr.
 Notary Public