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SEND TAX NOTICE TO:

(Name) James M. and Jerri B. Lugar
30 Fox Hound Trail
(Address) Pelham, AL 35126

This instrument was prepared by

(Name) Susan J. Watterson
3045 Independence Drive
(Address) Birmingham, AL 35209
FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

For and in consideration of sixteen thousand dollars (\$16,000.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain Mortgage dated October 2, 1985, and filed for record in the office of the Judge of Probate of Shelby County, Alabama in Book 396, Page 825, and note of even date thereby secured, in the original principal amount of \$65,500.00 and payable to Molton, Allen and Williams, Ltd. which debt the grantee herein assumes and agrees to pay as part payment of the purchase price paid to the undersigned grantors.

The grantee further hereby assumes the obligations of ALAN B. and NANCY L. STRIDIRON under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim arising from the guaranty or insurance of the indebtedness above mentioned.

We, the undersigned GRANTORS, WILLIAM M. WILKERSON and his former wife, DOROTHY J. WILKERSON do grant, bargain, sell and convey unto JAMES M. LUGAR and his wife JERRI B. LUGAR (hereinafter referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate in Shelby County, Alabama to wit:

Lot 30, Map Book 6, Page 56 as recorded in the office of the Judge of Probate of Shelby County, Alabama.

BOOK 051 PAGE 201
TAX 16.00
Rec 2.50
Int 1.00
19.50

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 22nd day of November, 1985.

WITNESS:

Susan J. Watterson
STATE OF ALABAMA }
SHELBY COUNTY }
INSTRUMENT NO. 1985 DEC -3 AM 10:57

William M. Wilkerson (Seal)
William M. Wilkerson

Susan J. Watterson
STATE OF ALABAMA }
SHELBY COUNTY }
JUDGE OF PROBATE

Dorothy J. Wilkerson (Seal)
Dorothy J. Wilkerson

I, LuAnn M. Simonetti, a Notary Public in and for said County, in said State, hereby certify that William M. and Dorothy J. Wilkerson 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, A.D., 1985

LuAnn M. Simonetti
Notary Public