

SEND TAX NOTICE TO:

(Name) Justin W. Gudger
138 Mission Drive
 (Address) Montevallo, AL 35115

338

This instrument was prepared by

(Name) Dale Corley, Attorney
2100 16th Avenue, South
 (Address) Birmingham, AL 35205

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Sixty-seven thousand six hundred and NO/100-----Dollars
(\$67,600.00)

to the undersigned grantor, National Heritage Mortgage Corporation a corporation,
 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
 does by these presents, grant, bargain, sell and convey unto

Justin W. Gudger and Catherine Gudger

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

Shelby County, Alabama.

Lot 17, Block 3, according to the map and survey of Mission Hills, Second Sector, as recorded in Map Book 6, Page 114, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$67,158.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Sr. Vice President, Eddie I. Elrod day of December, 19 85
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd

ATTEST:

NATIONAL HERITAGE MORTGAGE CORPORATION

By Eddie I. Elrod SR. VICE President

STATE OF Alabama }
 COUNTY OF Jefferson }

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

1985 DEC -5 AM 11:26

Thomas A. Henderson, Jr.
 JUDGE OF PROBATE

I, the undersigned State, hereby certify that Eddie I. Elrod whose name as Senior Vice President of National Heritage Mortgage Corporation, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

3rd

day of December

19 85

Deed TAX. 50
 Rec 2.50
 Just 1.00
4.00

a Notary Public in and for said County in said

BOOK 051 PAGE 693