

This instrument was prepared by 456
(Name) James B. Morton, Attorney at Law
1716 14th Avenue South
(Address) Birmingham, AL 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of EIGHTY-FIVE THOUSAND AND NO/100 ----- (\$85,000.00)----- DOLLARS

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

Nancy A. Keller, an unmarried woman, and Lois A. Dutton, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Waylon E. Blair and wife, Shirley M. Blair

(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 26, Block 2, Survey of Wooddale Third Sector,
as recorded in Map Book 5, Page 133, in the Probate
Office of Shelby County, Alabama.

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BOOK 056 PAGE 408

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 16
day of December, 1985

WITNESS:

Merna L. Burt STATE OF ALA. SHELBY CO.
(Seal) I CERTIFY THIS
INSTRUMENT WAS FILED

1986 JAN 9 AM 9:23

Nancy A. Keller (Seal)
Nancy A. Keller, an unmarried woman

Lois A. Dutton (Seal)
Lois A. Dutton, an unmarried woman

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Nancy A. Keller, an unmarried woman
whose name is 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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 16 day of December A. D., 1985

Form 31-A

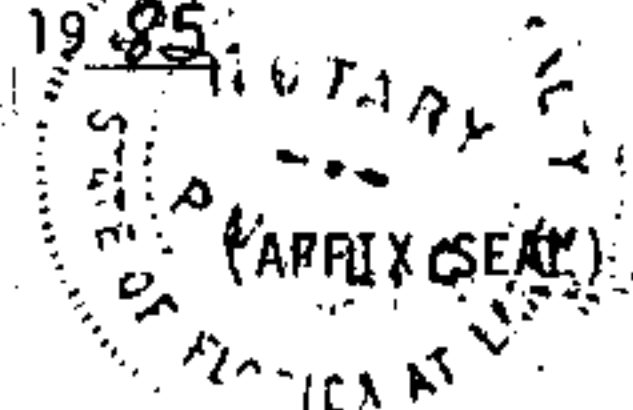
(AFFIX SEAL)

Mary M. Watson Notary Public.
My commission expires December 22, 1986

STATE OF FLORIDA)
COUNTY OF Hillsborough

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Lois A. Dutton, an unmarried woman, whose name is 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 23rd day of December, 1985



Rosemary S. Staley
Notary Public, State of Florida
My commission expires July 10, 1987.
Bonded thru Low Fare Insurance, Inc.

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

1986 JAN -9 AM 9:23

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>85.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL		<u>91.00</u>

305 JAN 30 1986

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20TH STREET
BIRMINGHAM, ALABAMA 35203

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BOOK