

1290



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Grantee Address:

1219 Mangrove Dr.
Alabaster, AL 35007(Name) DOUGLAS ROGERS(Address) ATTORNEY AT LAW1920 MAYFAIR DRIVEBIRMINGHAM, AL 35208

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One and no/100 DOLLARS

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

Lanny D. Broadwater and wife Terri T. Broadwater

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

Lanny D. Broadwater and Terri T. Broadwater

(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 3, Block 10, according to the Survey of Bermuda Hills, Second Sector,
Second Addition, as recorded in Map Book 9, Page 29 in the Office of the Judge
of Probate of Shelby County, Alabama.

Subject to restrictions, easements, rights-of-way and building lines
of record.

Subject to taxes for 1986.

This deed is executed to establish survivorship rights in the Grantees.

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

1986 JAN 16 AM 10:49

Thomas G. Broadwater, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>50</u>
Mineral Tax		_____
Recording Fee		<u>250</u>
Index Fee		<u>100</u>
TOTAL	\$	<u>400</u>

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 3rdday of January, 19 86.

WITNESS:

(Seal)

Lanny D. Broadwater
LANNY D. BROADWATER

(Seal)

(Seal)

(Seal)

Terri T. Broadwater
TERRI T. BROADWATER

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Lanny D. Broadwater and Terri T. Broadwater
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 3rd day of January, A.D., 19 86

J Douglas Rogers

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