

1523

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Gordon F. Faulkner
431 Somerset Drive
(Address) Birmingham, AL 35206

This instrument was prepared by

(Name) James S. Lloyd, Attorney at Law
Post Office Box 7687-A
(Address) Birmingham, Alabama 35253

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

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

That in consideration of One and No/100 (\$1.00) Dollars & other good and valuable consideration

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

Gordon F. Faulkner, husband of Mary F. Faulkner

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

Gordon F. Faulkner and wife, Mary F. Faulkner

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

SHELBY County, Alabama to-wit:

S 1/2 of SW 1/4 of SW 1/4, Section 24, Township 18 South, Range 1 East.

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

1986 JAN 20 AM 11:50

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>.50</u>
Mineral Tax		_____
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>4.00</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, I have hereunto set my hand(s) and seal(s), this 20th day of January, 19 86

WITNESS:

Marilyn Clark (Seal)

(Seal)

(Seal)

Gordon F. Faulkner (Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, Diane B. Bellew, a Notary Public in and for said County, in said State, hereby certify that Gordon F. Faulkner, husband of Mary F. Faulkner 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, A. D., 19 86

Diane B. Bellew
Notary Public.