

This instrument was prepared by

Send Tax Notice To: RICHARD W. JACKSON

(Name) JAMES R. MONCUS, JR.
(Address) 1329 BROWN MARX TOWER
BIRMINGHAM, ALABAMA 35203

name
1118 Peering Downs Dr
address
Helena, AL 35080

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY THOUSAND AND NO/100 (\$70,000.00) DOLLARS

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

SUSAN SORRELL RICHARDSON, AN UNMARRIED WOMAN, AND SALLY SORRELL CHEW, AN UNMARRIED WOMAN (herein referred to as grantors) do grant, bargain, sell and convey unto RICHARD W. JACKSON AND DELORES W. JACKSON

(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 2, ACCORDING TO THE MAP AND SURVEY OF SORRELL FARMS ESTATES, AS RECORDED IN MAP BOOK 9, PAGE 166, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORDS.

BOOK 077 PAGE 557

FILED IN 1118

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 3rd day of June, 19 86.

WITNESS:

Patricia L Collier (Seal)
Dorcas Smith (Seal)

Susan Sorrell Richardson (Seal)
Sally Sorrell Chew (Seal)

STATE OF ALABAMA NC
Durham COUNTY

General Acknowledgment

I, Patsy P. Yates, a Notary Public in and for said County, in said State, hereby certify that Sally Sorrell Chew 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 3rd day of June A. D., 19 86

Patsy P. Yates
my comm exp 5/20/88

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county and state hereby certify that Susan Lovell Richardson whose names 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 have executed same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of June, 1986.



Barbara L. Stimple
NOTARY PUBLIC
My Commission Expires May 31, 1988

BOOK 077 PAGE 558

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 JUN 23 AM 9:24
Thomas A. Stevenson, Jr.
JUDGE OF ESTATE

1. Deed Tax \$ 70.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 76.00

Return to: **JAMES R. MONCUS, JR.**
ATTORNEY AT LAW
1329 BROWN MARX TOWER
BIRMINGHAM, AL 35203
K-88

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