

Equity - \$17,700.00

SEND TAX NOTICE TO:

(Name) J. Patrick Logan
908 Tall Pines Lane
(Address) Birmingham, AL 35244

This instrument was prepared by

3039

(Name) Porterfield, Scholl, Bainbridge, Mims & Harper PA

(Address) #2 Office Park Circle, Suite 1, Birmingham, AL 35223

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 HUNDRED SEVENTY SIX THOUSAND FIVE HUNDRED & NO/100----- DOLLARS
(\$176,500.00)

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

NATTER PROPERTIES, INCORPORATED

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

J. Patrick Logan, a single man and Johnel R. Pearce, a single woman

(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 2234, according to Survey of Riverchase Country Club, 22nd Addition, as recorded in Map Book 9, Page 124, in the Probate Office of Shelby County, Alabama

Subject to easements, covenants, conditions, restrictions of record, if any

Sales price of this property is exactly \$176,500.00 of which \$158,800.00 was paid from a mortgage loan closed simultaneously herewith

BOOK 078 PAGE 545

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 25

day of June 1986, for and on behalf of said corporation, and as the act of said corporation

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

NATTER PROPERTIES, INCORPORATED

(Seal)

By

Patrick J. Natter
Vice-President

(Seal)

1986 JUN 30 AM 9:37

(Seal)

1. Deed Tax \$ 18.00

(Seal)

(Seal)

2. Mtg. Tax

(Seal)

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 21.50

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned

hereby certify that Patrick J. Natter, Vice-President of Natter Properties, Incorporated

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 he executed the same voluntarily

on the day the same bears date, for and on behalf of said corporation, as the act of said corporation,

and with full authority to act on behalf of said corporation, Given under my hand and official seal this 25 day of June A.D., 1986

Rene Rogers, Esq.

Patrick J. Natter