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953

This instrument was prepared by
(Name) Dale Corley
(Address) 2100 16th Avenue South

Send Tax Notice To: Glenn S. Barbee
name
408 Glen Oak Lane
address
Birmingham, AL 35244

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

STATE OF ALABAMA
Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-One Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jimmy Dan Beavers and wife, Patricia Ann Beavers

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

Glenn S. Barbee and wife, Sharon L. Barbee

(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 54, according to the Survey of Oak Glen, First Sector, as recorded in Map Book 9, Page 104 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$97,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 080 PAGE 640

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 ~~MYSELF~~ (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 30th day of June, 19 86

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
24.00
2.50
1.00
27.50 1986 JUL 14 AM 10:34
(Seal)
(Seal)

Jimmy Dan Beavers (Seal)
Jimmy Dan Beavers
Patricia Ann Beavers (Seal)
Patricia Ann Beavers

STATE OF ALABAMA

JUDGE OF PROBATE

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy Dan Beavers and wife, Patricia Ann Beavers 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June A. D., 19 86

Land Title

