

SEND TAX NOTICE TO:

(Name) Margaret T. Gilland
 2323 Chandawood Drive
 (Address) Pelham, AL 35124

This instrument was prepared by

1123

(Name) Frank K. Bynum
 2100 Sixteenth Avenue South
 (Address) Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

60,000.00

That in consideration of ONE HUNDRED AND NO/100 DOLLARS

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

BERNARD R. WEDGE, JR. and wife, KIMBERLY S. WEDGE

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

MARGARET T. GILLAND and ELIZABETH T. COWLING

(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 239, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, Page 50, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

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 10th

day of July, 19 86

WITNESS:

1. Deed Tax \$ 60.00

2. Mtg. Tax _____ (Seal)

3. Recording Fee 2.50 STATE OF ALA. SHELBY CO. (Seal)

4. Indexing Fee 1.00 I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

TOTAL 63.50 STATE OF ALABAMA 1986 JUL 15 PM 12:36

Jefferson COUNTY

I, Thomas H. Shumaker, Jr., a Notary Public in and for said County, in said State, hereby certify that Bernard R. Wedge, Jr. and wife, Kimberly S. Wedge 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 10th day of July A.D. 19 86

Frank K. Bynum

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