

2317



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway  
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of Ninety Eight Thousand Five Hundred and no/100 (\$98,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
William David Brogdon and wife, Suzanne Brogdon,

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

William Norris McKenzie and Jo Lynn McKenzie

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

Jefferson County, Alabama to-wit:

BOOK 092 PAGE 715

Lot 50, according to survey of Broken Bow Subdivision, First Addition, Second Phase, as recorded in Map Book 8 page 139 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to taxes for 1986.

Subject to restrictions, building lines, easements and transmission line permit to Alabama Power Company of record.

\$70,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 26th day of September, 19 86.

WITNESS: STATE OF ALA. SHELBY CO. *Deed Day*  
I CERTIFY THIS INSTRUMENT WAS FILED 2850  
250 (Seal) William David Brogdon (Seal)  
1986 SEP 30 AM 9:08 100 (Seal) William David Brogdon (Seal)  
3200 (Seal) Suzanne Brogdon (Seal)  
Notary Public (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that William David Brogdon and wife, Suzanne Brogdon, 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 26th day of September

From M-A My Commission Expires January 23, 1990 Larry L. Halcomb Notary Public

