

This instrument was prepared by

(Name) Dale Corley

(Address) 2100 Sixteenth Avenue, South

Send Tax Notice To: Gary C. Wyatt
name 255 Riverchase Parkway
Birmingham, AL 35244
address ID# 58-10-8-28-0-001-016

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 Thirty-Seven Thousand and no/100----- DOLLARS

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

William H. Mooty and wife, Rosamae N. Mooty

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

Gary C. Wyatt and wife, Mary E. Wyatt

(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 No. 4, according to the survey of Brookstone Estates, the map of which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4 on page 53; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions 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 15th day of October, 19 86

WITNESS: STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)
Deed Tax 32.00
Rec 2.50
Ind 1.00 1986 DEC -1 AM 8:08 (Seal)
40.50
JOHN T. HARRIS (Seal)

William H. Mooty (Seal)
William H. Mooty (Seal)
Rosamae N. Mooty (Seal)
Rosamae N. Mooty (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William H. Mooty and wife, Rosamae N. Mooty 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 15th day of October, A. D., 19 86