

Send Tax Notice To:

Russell S. Lynn
1023 Carribean Circle
Alabaster, AL 35007

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
2100 16th Avenue, South
Birmingham, Alabama 35205

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-FOUR THOUSAND NINE HUNDRED AND NO/100-----(\$ 64,900.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Kenneth G. Borglum, ^{an unmarried man} (herein referred to as Grantor) do grant, bargain, sell and convey unto

Russell S. Lynn and Robin C. Lynn

(herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

BOOK 102 PAGE 768

Lot 2, in Block 1, according to the Survey of Walington Developers, Inc. Addition to Southwind Subdivision, First Sector, as recorded in Map Book 8, page 128, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$ 63,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1.50
1.00
5.00
7.50

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said

✓ Carley Moncar

Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9th day of ~~August~~ September, 1986.

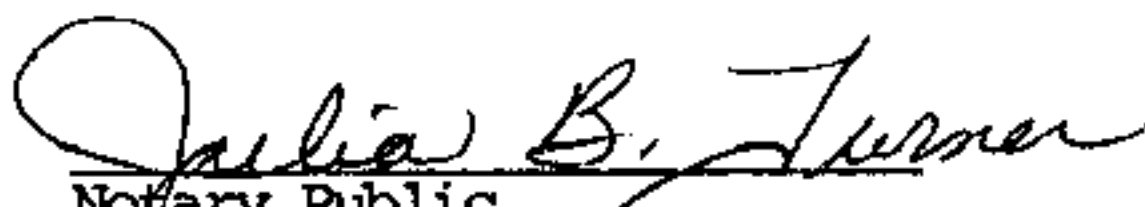

Kenneth G. Borglum

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenneth G. Borglum whose name is signed to the foregoing conveyance, ^{an unmarried man} 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 date the same bears date.

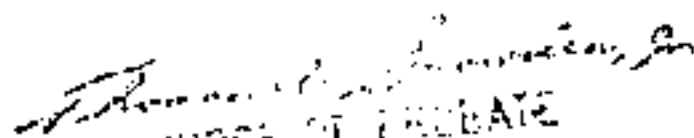
Given under my hand and official seal, this the 9 day of ~~August~~ Sept, 1986.


Notary Public
Notary Public, Fayette County, Georgia
My Commission Expires Feb. 24, 1990.

My Commission Expires:

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

1986 DEC -2 AM 9:30


JUDGE OF PROBATE

1. Deed Tax	\$ <u>1.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>7.50</u>