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This instrument was prepared by

(Name) G. Daniel Evans

(Address) 1736 Oxmoor Road, Birmingham, AL 35209

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable consideration, DOLLARS

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

Louis Johns Pegram III and wife, Sandra Lee West

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

Louis Johns Pegram III and wife, Sandra Lee West

(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 7, according to Survey of Scottsdale - First Addition, as recorded in Map Book 7, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama; situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

BOOK 107 PAGE 104

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1986 DEC 30 AM 8:56

*Thomas A. Hamilton, Jr.*  
JUDGE OF PROBATE

- 1. Deed Tax \$ 10.00
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 13.50

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 (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 18 day of December, 19 86

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

*Louis Johns Pegram III* (Seal)  
Louis Johns Pegram III (Seal)  
*Sandra Lee West* (Seal)  
Sandra Lee West (Seal)

STATE OF ALABAMA

Jefferson COUNTY  
the undersigned

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Louis Johns Pegram III and wife, Sandra Lee West 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 18 day of December, A. D., 19 86

*G. Daniel Evans*  
\_\_\_\_\_  
Notary Public