

963

## SEND TAX NOTICE TO:

(Name) Mr. & Mrs. James Earl Jackson, III  
Route 1, Box 191  
 (Address) Harpersville, Alabama 35078

This instrument was prepared by

(Name) Ann Z. Arnold, Attorney  
90 Bagby Drive, Suite 200  
 (Address) Birmingham, Alabama 35209

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
 JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Five Thousand and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Donald Creed Lackey, a married man, and Wilma June Lackey Baker,  
a married woman, as Co-Executors of the Estate of James Washing-  
ton Lackey, in Shelby County Probate Case No. 25-263  
 (herein referred to as grantors) do grant, bargain, sell and convey unto

James Earl Jackson, III and wife, Rhonda K. Jackson

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

Shelby County, Alabama to-wit:

A parcel of land situated in the South 10 acres of the North 20 acres of the NW-1/4 of the NW-1/4 of Section 29, Township 19 South, Range 2 East. Commence at the SW corner of the above said 1/4-1/4 and in an Easterly direction along the South line of said 1/4-1/4 run a distance of 1240.8 feet, thence turn an angle of 90° 24' to the left for a distance of 890.66 feet to the point of beginning; thence, continue along the same said course for a distance of 100.0 feet; thence, turn an angle of 89° 36' to the left for a distance of 400.00 feet; thence, turn an angle of 90° 24' to the left for a distance of 100.0 feet; thence turn an angle of 89° 36' to the left for a distance of 400.0 feet to the point of beginning.

\$25,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property described herein constitutes no part of homestead of the grantors herein.

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 6thday of March, 1987

WITNESS:

STATE OF ALABAMA, SHELBY CO.

INSTRUMENT WAS FILED

1987 MAR 11 AM 8:20

Donald Creed Lackey (Seal)  
 Donald Creed Lackey, Executor of the Estate of  
 James Washington Lackey, in Shelby County Pro-  
 bate Case No. 25-263 (Seal)

Wilma June Lackey Baker (Seal)  
 Wilma June Lackey Baker, Executor of the Estate  
 of James Washington Lackey, in Shelby County  
 Probate Case No. 25-263 (Seal)

STATE OF ALABAMA  
 JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State.  
Donald Creed Lackey and Wilma June Lackey Baker, as Co-Executors of the Estate of  
 hereby certify that James Washington Lackey, in Shelby County Probate Case No. 25-263  
 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  
in their capacities as Co-Executors of the Estate of James Washington Lackey,  
 on the day the same bears date.

Given under my hand and official seal this 6th day of March, A.D., 19 87