

465

This instrument was prepared by

(Name) Wallis & Jones
(Address) 1009 Montgomery Highway
Birmingham, Al. 35216

Send Tax Notice To: James A. Clemmons
name 1016 Caribbean Cir.
Alabaster, Al. 35007
address

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 Seventy-seven thousand five hundred twenty-four and DOLLARS
no/100 (\$77,524.00)

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

Wayne P. Walton and his wife Jacqueline B. Walton
(herein referred to as grantors) do grant, bargain, sell and convey unto

James A. Clemmons and Vera W. Clemmons
(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 9, Block 2, according to Walington Developers, Inc. Addition to Southwind Subdivision, First Sector, as recorded in Map Book 8, page 128 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$76,915.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

BOOK 123 PAGE 595

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 3
day of April, 1987

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
4.50 TAX 1.00 (Seal)
Rec 2.50 INSTRUMENT (Seal)
4.50 (Seal)
1987 APR 7 AM 10:31 (Seal)

Wayne P. Walton (Seal)
WAYNE P. WALTON
Jacqueline B. Walton (Seal)
JACQUELINE B. WALTON (Seal)

STATE OF ALABAMA JUDGE OF PROBATE
Jefferson COUNTY

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Wayne P. Walton and his wife Jacqueline B. Walton 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of April A. D., 1987