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JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Paden, Green, Paden & Bivona
1722 Second Avenue North
(Address) Bessemer, AL 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of FOUR THOUSAND AND NO/100 DOLLARS

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

Paul Lutz, a married man

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

✓ Gerald Jensen and wife, Lenora Jensen

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

Shelby County, Alabama to-wit:

Commence at the Northeast corner of Section 34, Township 20 South, Range 4 West; run thence West along the North line of said Section for 946.82 feet; run thence South 27° 43' 15" East for 229.42 feet to the point of beginning; continue South 27° 47' 00" East for 108.07 feet; run thence South 27° 29' 18" East for 218.13 feet; run thence South 35° 25' 22" East for 170.84 feet to the North right of way of County Road No. 13; run thence along said right of way in a Southwesterly direction for 143 feet more or less to the centerline of Hurricane Creek; run thence in a Norhtwesterly direction along said creek to a point that is South 47° 06' West and 220 feet more or less from the point of beginning; run thence North 47° 06' East for 220 feet more or less to the point of beginning. Said land containing 2.0 acres more or less.

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Grantor herein warrants that the above-described property is not his homestead.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hand(s) and seal(s), this 7th

day of May, 1987

WITNESS:

_____ (Seal)	<u>Paul Lutz</u> (Seal)
STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED	1. Deed Tax \$ <u>4.00</u> (Seal)
_____ (Seal)	2. Mtg. Tax _____ (Seal)
1987 JUN 15 AM 10 18 (Seal)	3. Recording Fee <u>2.50</u> (Seal)
STATE OF ALABAMA _____ JEFFERSON JUDGE OF PROBATE COUNTY	4. Indexing Fee <u>1.00</u>
	TOTAL <u>7.50</u>

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paul Lutz whose name is signed to the foregoing conveyance, 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 day the same bears date.

Given under my hand and official seal this 7th day of May

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Catherine R. [Signature] Notary Public

