

1580

This instrument was prepared by

**Harrison, Conwill, Harrison & Justice**  
P. O. Box 557  
Columbiana, Alabama 35051

3000.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein  
Julie Frances Lutz and husband Claude Lutz, and Carolyn Franklin  
herein referred to as grantors) do grant, bargain, sell and convey unto

Judy Lutz and husband Charlie Lutz

(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 a point 70 yards North of the Southwest corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 30, Township 21 South, Range 4 West, and run East 330 feet; then run North 210 feet to the point of beginning; then continue North 240 feet; then run West 217.5 feet; then run South 240 feet; then run East 217.5 feet to the point of beginning.

Julie Franklin and Judy Lutz are children and sole heirs at law of Ethel Mae Boothe who died intestate January 17, 1986.

The above described property is not the homestead of Carolyn Franklin

Grantee's address

Rt. 1, Box 210  
Brierfield, Alabama 35035

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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, we have hereunto set our hands(s) and seal(s), this 16th  
day of June, 19 87.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS (Seal)  
INSTRUMENT WAS FILED

1987 JUN 18 AM 11:43 (Seal)

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Julie Frances Lutz and husband Claude Lutz, and Carolyn Franklin  
whose name s 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 16th day of \_\_\_\_\_ A. D., 19 87

Form 31-A

- 1. Dead Tax \$ 2.00
- 2. Mtg. Tax \_\_\_\_\_
- 3. Recording Fee 2.50
- 4. Indexing Fee 2.00

CONWILL & JUSTICE TOTAL 6.50

[Signature]  
Notary Public.  
My Comm. Expires September 14, 1998