

1362

Value 500.00

SEND TAX NOTICE TO:
Judy A. Watson and
(Name) Herbert K. Deneau
945 Tulip Poplar Lane
(Address) Birmingham, AL 35244

This instrument was prepared by

(Name) Roger L. Bates, Attorney at Law
1600 City Federal Building
(Address) Birmingham, Alabama 35203
FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY } considerations

That in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable / ~~XXXXXX~~

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

JUDY A. WATSON and husband, HERBERT K. DENEAU

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

JUDY A. WATSON and HERBERT K. DENEAU

(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 1111, according to the Survey of Riverchase Country Club, 18th Addition, as recorded in Map Book 9, page 86, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

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

Subject to that certain mortgage executed by Judy A. Watson and Herbert K. Deneau to First Guaranty Mortgage Corporation, dated June 29, 1987, and recorded in Mortgage Book 138, page 741, in the Probate of Shelby County, Alabama.

The grantees herein previously acquired title as tenants in common as shown by deed recorded in Real Book 138, page 740, in the Probate Office of Shelby County, Alabama; it had been their intention to acquire title jointly with right of survivorship and this conveyance creates such survivorship interest.

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 21st

day of July, 1987.

WITNESS:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 JUL 22 AM 9:54

Need tax - 50
Rec 250
And Seal 100
Seal 100

Judy A. Watson (Seal)
Herbert K. Deneau (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JUDY A. WATSON and husband, HERBERT K. DENEAU 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 21st day of July, A.D. 1987

Barnett Single

Quetta J. Johnson

NOTARY PUBLIC EXPIRES 6-29-88