

This instrument was prepared by

Send Tax Notice To: James A. Bagley
 name
3395 North Broken Bow Drive
Birmingham, AL 35234
 address

(Name) Dale Corley
2100 Sixteenth Avenue South
 (Address) Birmingham, Alabama 35205

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 Eighty Nine Thousand and No/100 DOLLARS

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

Kyle Charles Rankin and wife, Lisa A. Rankin

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

James A. Bagley and wife, Marisa Haynes-Bagley

(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 41, according to the Survey of Broken Bow, 1st
 Addition, 1st Phase, as recorded in Map Book 8, Page
 116, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of
 way, limitations, if any, of record.

Subject to that mortgage given by Kyle Charles Rankin and Lisa
 A. Rankin, to Real Estate Financing, Inc., recorded in Mortgage
 Book 446, Page 813, in the Probate Office of Shelby County,
 Alabama.

\$ 80,000.00 of the purchase price recited above was paid from
 a mortgage loan closed simultaneously herewith.

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 21
 day of April, 1987

WITNESS:

Mark Hester (Seal) Kyle C Rankin (Seal)
Betty Hester (Seal) Lisa A. Rankin (Seal)
 STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

STATE OF ALABAMA Shelby
Sarrant COUNTY

1987 AUG -4 PM 2:55

General Acknowledgment

I, Dubbie Polk the undersigned a Notary Public in and for said County, in said State,
 hereby certify that Kyle Charles Rankin and wife, Lisa A. Rankin
 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 21 day of April, A. D., 1987

Dubbie Polk
Commission expires
11-27-89

BOOK 143 PAGE 990