

This instrument was prepared by

(Name) Dale Corley
2100 Sixteenth Avenue South
(Address) Birmingham, Alabama 35205Send Tax Notice To: James A. Bagley
name 3395 North Broken Bow Drive
address Birmingham, AL 35234WARRANTY 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 GRANTEEES herein, the receipt whereof is acknowledged, we,

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

James A. Bagley and wife, Marisa Haynes-Bagley

(herein referred to as GRANTEEES) 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.

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BOOK

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 GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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:

Dale Corley (Seal) Kyle C. Rankin (Seal)
Bettye Shugedy (Seal) Lisa A. Rankin (Seal)

STATE OF ALA. SHELBY CO. I CERTIFY THIS
INSTRUMENT WAS FILED Deed by - 900
250
100
1250

STATE OF ALABAMA Shelby
Farrant COUNTY

1987 AUG -4 PM 2:55 General Acknowledgment

1. Dakri Polk the undersigned a Notary Public in and for said County, in said State, Kyle Charles Rankin and wife, Lisa A. Rankin
hereby certify that _____ 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. 1987Dakri Polk

Notary Public