



# JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Jake V. Bivona  
 1722 Second Ave, No.  
 (Address) Bessemer, Alabama 35020

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of One Dollar and other good and valuable consideration DOLLARS

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

Paul Lutz and Joyce Lutz

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

Jack W. Lutz and wife, Betty 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:

Begin at the Northeast corner of Section 34, Township 20 South, Range 4 west, and run South 240 feet, more or less along the Section line, to center of paved road known as Third Grade Road; thence in a Southwesterly direction along center line of said road 160 feet; thence run in a northerly direction and parallel with the east boundary line of said section to the North boundary line of said section; thence run east 215 feet along said section line to point of beginning. Containing one acre more or less. All minerals and mining rights not hereby owned by grantor are excepted.

Granter acknowledges that said property is not his homestead.

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

1987 AUG -7 AM 8:58

Thomas A. Swank, Jr.  
 JUDGE OF PROBATE

1. Deed Tax \$ 50  
 2. Mtg. Tax         
 3. Recording Fee 250  
 4. Indexing Fee 100  
 TOTAL 400

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 17th

day of July, 1987

WITNESS:

\_\_\_\_\_  
 (Seal) Paul Lutz (Seal)  
 \_\_\_\_\_  
 (Seal) Joyce Lutz (Seal)  
 \_\_\_\_\_  
 (Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paul Lutz and Joyce 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 they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July A.D., 1987

Rt. I Bv-606-A

Sharon L. Norris

Notary Public