

This instrument was prepared by

Send Tax Notice To: Nina D. Lanzi

name

1917 Chandalar Courtaddress Pelham, Alabama 35124(Name) Dale Corley
(Address) 2100 Sixteenth Avenue South
Birmingham, Alabama 35205WARRANTY DEED, ~~JOINT TENANTS WITH RIGHT OF SURVIVORSHIP~~ LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-Nine Thousand Two Hundred Fifty and no/100----- DOLLARS

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

(herein referred to as grantors) do grant, bargain, sell and convey unto
Gaitha K. Blackmon, an unmarried woman

Nina D. Lanzi

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

\$39,400.00 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, I have hereunto set my hand(s) and seal(s), this first day of April, 19 87.

WITNESS:

Dorey A. Mann (Seal)Gaitha K. Blackmon (Seal)
Gaitha K. Blackmon (Seal)Rand V. Cochran (Seal)_____ (Seal)_____ (Seal)_____ (Seal)

STATE OF ALABAMA

Georgia
De Kalb COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gaitha K. Blackmon, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, A. D., 1987

Corley, MonicaBetty P. Ray
Notary Public.

BOOK 154 PAGE 147

EXHIBIT "A"

Unit "A" Building 4, Lot 3, of Chandalar South Townhouses, as recorded in Map Volume 7, Page 166 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Westerly corner of Lot 3; thence in a Southeasterly direction along the Southwest line of Lot 3, a distance of 14.90 feet; thence 90 degrees left in a Northeasterly direction a distance of 20.0 feet to the point of beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Units "A", "B", "C", and "D", and the center line of the wood fence joining the Westerly corner of Unit "A"; thence continue in a Northeasterly direction along the center line of said fence, wall and fence, being the Northwest side of Unit "A", a distance of 68.0 feet to the most Northerly corner of the fence enclosing the backs of Units "A", "B", "C", and "D"; thence right in a Southeasterly direction along the center line of last described fence a distance of 26.21 feet to intersection of the center line of the wood fence common to Units "A" and "B"; thence right in a Southwesterly direction along the center line of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C", and "D"; thence right in a Northwesterly direction along the center line of last described fence a distance of 26.07 feet to the point of beginning.

BOOK 154 PAGE 148

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

1987 OCT -6 PM 1:30

Thomas P. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 10 ⁰⁰
2. Mtg. Tax	
3. Recording Fee	5 ⁰⁰
4. Indexing Fee	1 ⁰⁰
TOTAL	16 ⁰⁰