

This instrument was prepared by

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

Send Tax Notice To: James A. Kelly Jr.  
name  
4816 Winnebago Drive  
address Birmingham, AL 35244

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 One Hundred One Thousand Seven 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,

L. David Fugate and wife, Debbie M. Fugate  
(herein referred to as grantors) do grant, bargain, sell and convey unto

James A. Kelly, Jr. and wife, Janice T. Kelly  
(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 59, according to the Survey of Oak Glen, First Sector, as recorded in Map Book 9, Page 104, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, and restrictions, if any, of record.

BOOK 173 PAGE 231

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 MAR -1 AM 11:42

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 27.00  
2. Mig Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 30.50

\$ 75,000.00 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 27  
day of OCTOBER, 1987

WITNESS:

Arnold L. Bigley (Seal)  
W. L. Goff (Seal)  
\_\_\_\_\_ (Seal)

L. David Fugate (Seal)  
L. David Fugate (Seal)  
Debbie M. Fugate (Seal)

STATE OF ~~ALABAMA~~ TENNESSEE  
HAMILTON COUNTY

General Acknowledgment

I, \_\_\_\_\_ the undersigned, a Notary Public in and for said County, in said State, hereby certify that L. David Fugate and wife, Debbie M. Fugate 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 27<sup>th</sup> day of October, A. D., 1987