

1603

SEND TAX NOTICE TO:

(Name) G. T. McGill & Pauline H. McGill

(Address) 3700 Spearman Drive
Birmingham, AL 35216

This instrument was prepared by

(Name) David F. Ovson, Attorney at Law
(Address) 3499 Independence Drive, Suite A
Birmingham, Alabama 35209

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
JEFFERSON COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Sixty One Thousand & 00/100 ----- DOLLARS
(\$61,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
H. P. Stith, Jr., as President of Alabama Powder & Supply Co., Inc., a Delaware Corporation,
(herein referred to as grantors) do grant, bargain, sell and convey unto **in dissolution**

G. T. McGill and Pauline H. McGill

(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 No. 3-A, in the 1974 Addition to Shelby Shores, Phase I, as recorded in Map Book 6, Page 15, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the year 1988, which are a lien, but not due and payable until October 1, 1988.
2. Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

\$30,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 15 day of March, 19 88.

WITNESS:

(Seal)

(Seal)

(Seal)

H. P. Stith Jr. (Seal)
H. P. Stith, Jr., as President of Alabama Powder & Supply Co., Inc., a Delaware Corporation, in dissolution (Seal)

STATE OF ALABAMA }
_____ COUNTY }

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this _____ day of _____ A. D., 19 _____

Notary Public.

STATE OF ALABAMA)

JEFFERSON COUNTY)

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I, David F. Ovson, a Notary Public in and for said County in said State, hereby certify that, H. P. Stith, Jr., whose name as President of Alabama Powder & Supply Co., Inc., a Delaware Corporation, in dissolution, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he, in his capacity as such President of said Corporation in dissolution, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this 15 day of March, 1988.

David F. Ovson
NOTARY PUBLIC

MY COMMISSION EXPIRES AUG. 27, 1988

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

88 MAR 22 PM 1:03

F. Thomas A. Swindell, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>31.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>37.50</u>