

SEND TAX NOTICE TO:

214

This instrument was prepared by

(Name) Robert N. Mobley
Jackie A. Kirkland
(Address) 5201 Kirkwall Lane
Birmingham, AL 35243

(Name) John N. Randolph Sirote, Permutt, et al.
(Address) 2222 Arlington Avenue South Birmingham, AL 35205

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of One Hundred Fifty Three Thousand and No/100 (\$153,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John J. Briggs, III and wife, Linda G. Briggs

(herein referred to as grantors) do grant, bargain, sell and convey unto
Robert N. Mobley and Jackie A. Kirkland

(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 29, Block 2, according to the Survey of Kirkwall, as recorded in Map Book 6, page 152 in the Probate Office of Shelby County, Alabama

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 10 foot Easement on East and South as shown by recorded Map.
3. Restrictions appearing of record in Misc. Volume 20, page 159 and Misc. Volume 20, Page 629, in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company as recorded in Volume 20, page 626 in the Probate Office of Shelby County, Alabama.
5. Right of Way to Alabama Power Company as recorded in Volume 307, page 423 in the Probate Office of Shelby County, Alabama.

\$145,000.00 of the purchase price recited above was paid from the proceeds of 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 29th day of April, 19 88

WITNESS:

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

88 MAY -3 PM 1:43

STATE OF ALABAMA }
JUDGE OF PROBATE }
Jefferson COUNTY }

X John J. Briggs, III (Seal)
X Linda G. Briggs (Seal)

Deed TAX 8.00
Rec 2.50
Jud 1.00
- 11.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John J. Briggs, III and wife, Linda G. Briggs 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 29th day of April, A.D., 19 88