

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) William R. Hill, Jr.
One Perimeter Park South, Suite 320-S
(Address) Birmingham, Alabama 35243

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 AND OTHER GOOD AND VALUABLE CONSIDERATION (\$1.00) DOLLARS

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

Ruben D. Cutcher, Jr. and Wife, Tyra B. Cutcher

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

Ruben D. Cutcher, Jr. and Wife, Tyra B. Cutcher

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

Shelby County, Alabama to-wit:

A lot being a part of Lot 1, in Block 12, as mapped by Joseph Squire and recorded in the Probate Office of Shelby County, Alabama, described as follows:

Begin at the Southwest corner of Block 12, and run East along the North side of First Avenue, 80 feet and 10 inches; thence North, parallel with the West side of Block 12 alley 157 feet; thence West, parallel with First Avenue 68 feet and 10 inches, more or less, to the East side of Fourth Street; thence South along East side of Fourth Street to point of beginning; lying in and being part of the West 1/2 of the SW 1/4 of Section 15, Township 20, Range 3 West, Shelby County, Alabama.

Grand TAX .50
3. Record 2.50
4. Indexing fee 1.00
TOTAL \$4.00

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, _____ have hereunto set _____ hand(s) and seal(s), this 29

day of JUNE, 19 88

WITNESS:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG -2 PM 2:29

J. Thomas W. S. S. S. S.
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Ruben D. Cutcher, Jr.
Tyra B. Cutcher

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, William R. Hill, Jr., a Notary Public in and for said County, in said State, hereby certify that Ruben D. Cutcher, Jr. and Wife, Tyra B. Cutcher, whose names 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 29 day of JUNE, A.D., 1988.