

SEND TAX NOTICE TO:

(Name) Gary Middleton

(Address) P.O. Box 441, Harpersville, Alabama

This instrument was prepared by

(Name) Robert L. Austin Attorney At Law

(Address) 120 Summit Parkway Suite 207, Bham, Alabama 35209

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twelve Thousand and no/100

to the undersigned grantor, United Companies Financial Corporation a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Gary Middleton, Wesley Middleton and Shirley Middleton

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

Commence at the NW Corner of SW¹/₄ of Section 27, Township 19, Range 2 East along said 40 acres line a distance of 757.4 feet to an iron pipe, thence South 1° 45 minutes West 207.7 feet thence South, 69° 26 minutes West 75 feet to point of beginning of the lot herein conveyed; thence continue in same direction 75 feet; thence North 11° 45 minutes East 75 feet thence 1° 45 minutes, West 75 feet to the point of beginning.

The Grantor does not guarantee area or boundaries. If the grantee wishes a guarantee they must order their suvey and insure it through an Owner's Title Policy.

Property being purchased in as is status.

Part of the above stated consideration is a purchase money mortgage in the amount of \$11,900.00, of evendate and recorded simutaneously herewith.

"LESS AND ECEPT ALL oil, gas, mineral and other subsurface rights in and to the above described property."

1. Deed Tax \$ 1.50
2. Mig. Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 4.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~XXXXXX~~ Vice President, ~~XXXXXX~~ Frank W. Foote who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of October 19 88

ATTEST

Pam Welch
Pam Welch

Assistant Clerk of Court
I CERTIFY THIS
INSTRUMENT WAS FILED

By Frank W. Foote Vice President

STATE OF Louisiana
~~XXXXXX~~ Parish East Baton Rouge

88 OCT 19 AM 9:22

I, The Undersigned Frank W. Foote a Notary Public in and for said County in said State, hereby certify that ~~XXXXXX~~ Vice President of United Companies Financial Corporation whose name as ~~XXXXXX~~ a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 11th day of October 19 88

Reliable

W. R. Wilkes
Notary Public