

SEND TAX NOTICE TO:

(Name) Philip W. Jackson
1302 Elm Circle
(Address) Helena, AL 35007

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, AL 35216

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 Ninety Six Thousand Four Hundred and No/100 DOLLARS

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

Tom Lacey d/b/a Tom Lacey Construction Company

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

Philip W. Jackson and wife, Rama D. Jackson

(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 14, according to the survey of Autumn Ridge, as recorded in Map Book 12, pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to easements, restrictions and rights of way of record.

\$86,400.00 of the above recited purchase price was paid from the proceeds of a purchase money mortgage recorded simultaneously herewith.

BOOK 220 PAGE 765

1. Deed Tax \$ 10.00
2. Mig. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 13.50

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
89 JAN -4 PM 1:32
JUDGE OF PROBATE

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 22nd day of December, 19 88.

WITNESS:

(Seal) Tom Lacey (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tom Lacey d/b/a Tom Lacey Construction Company whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December, A. D., 19 88

J. D. Taylor
Notary Public