

This instrument was prepared by

Send Tax Notice To: John E. Baumgartner, III
name 5050 Stratford Road
Birmingham, Alabama 35242
address

(Name) Thomas L. Foster, Attorney at Law
1201 19th Street North
 (Address) Birmingham, Alabama 35234

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100----- (\$10.00) DOLLARS

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

John E. Baumgartner, III and wife, Debra J. Baumgartner

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

John E. Baumgartner, III and Debra J. Baumgartner

(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 46, according to the Survey of Meadow Brook, Fifth Sector, First Phase, as recorded in Map Book 8, page 109 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, encumbrances, if any, of record.

Subject to ad valorem taxes for the current year.

This deed is given to grant right of survivorship to the grantees.

1. Gov. Tax \$ 50
 2. Mtg. Tax 250
 3. Recording Fee 100
 4. Indexing Fee 400
 TOTAL 400

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

89 JAN -5 PM 4:58

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, we have hereunto set our hand(s) and seal(s), this 16th
 day of December, 19 88

WITNESS:

John E. Baumgartner, III (Seal)
Debra J. Baumgartner (Seal)
 _____ (Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. Baumgartner, III and wife, Debra J. Baumgartner 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 16th day of December, A. D., 1988.

Notary Public.