

This instrument was prepared by

1855

Send Tax Notice To: William D. Nunnelley

(Name) Lamar Ham

name

5263 Jameswood Lane

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

address

Birmingham, AL 35244

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 One Hundred Seventy Thousand and 00/100----- DOLLARS

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

George T. Rigby d/b/a Rigby Custom Homes

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

William D. Nunnelley and Elizabeth L. Nunnelley

(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 37, according to the Survey of Jameswood-Third Sector, as recorded in Map Book 11, page 109, in the Office of Judge of Probate of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights, agreements, and rights of way of record.

\$150,000.00 of the purchase price 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, I have hereunto set my hand(s) and seal(s), this 24th day of March, 19 89

George T. Rigby d/b/a Rigby Custom Homes

WITNESS:

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

By: *[Signature]* (Seal)

89 MAR 29 AM 9:00

1. Doc. Tax \$20.00 (Seal)

2. Mtg. Tax

3. Recording Fee 2.50 (Seal)

4. Indexing Fee 1.00

STATE OF ALABAMA
Jefferson COUNTY

TOTAL

23.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George T. Rigby d/b/a Rigby Custom Homes 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 24th day of March A. D., 19 89

Notary Public.