

485

SEND TAX NOTICE TO:

(Name) Horace M. Hagood & Mary G. Hagood
5307 Harvest Ridge Lane
(Address) Birmingham, AL 35242
#10-1-12-0-007-036

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 650
(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Eight Thousand and 00/100-----DOLLARS

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

Carl M. Preston and wife, Laura W. Preston

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

Horace M. Hagood and Mary G. Hagood

(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 36, according to the Survey of Meadow Brook, 11th Sector,
as recorded in Map Book 9, Page 6 A & B, in the Probate
Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1989 which are a lien, but not due and
payable until October 1, 1989.
Existing easements, restrictions, rights of way, set back lines,
limitations, if any, of record.

BOOK 233 PAGE 922

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

89 APR 10 AM 10:41

Thomas A. Swank, Jr.
JUDGE OF PROBATE

- 1. Dead Tax \$ 108⁰⁰
- 2. Mtg. Tax
- 3. Recording Fee 250
- 4. Indexing Fee 200
- TOTAL 112⁵⁰

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 23rd

day of March, 19 89

WITNESS:

(Seal)

(Seal)

(Seal)

Carl M. Preston (Seal)
Carl M. Preston

Laura W. Preston (Seal)
Laura W. Preston

STATE OF ALABAMA }
Jefferson COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State,

hereby certify that Carl M. Preston and Laura W. Preston
whose name 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 23rd day of March, A. D., 19 89

Shelby County & Probate

Notary Public.