

SEND TAX NOTICE TO:

(Name) Michael T. Wilson

(Address) _____

This instrument was prepared by

725

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

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 One Hundred Seventy Thousand and no/100 DOLLARS

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

Wilbur C. Gaddy and wife, Virginia Anne Gaddy

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

Michael T. Wilson and Debbie L. Wilson

(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 31, according to the Amended Map and Survey of Meadow Brook, 7th Sector, 2nd Phase, as recorded in Map Book 9, Page 138, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$153,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Docu Tax \$ 17.00
2. Mig. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 21.50

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 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~~ (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 10th

day of April, 19 89

WITNESS:

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

89 APR 14 AM 10:44

Thomas P. J. J. J.
JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wilbur C. Gaddy and wife, Virginia Anne Gaddy whose name S 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 10th day of April, A. D., 19 89

Wm. H. Halbrooks
Notary Public.

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