

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) James G. Henderson
(Address) 901 Brown Marx Tower
Birmingham, Al 35203

899

Form 1-1-7 Rev. 5/82
CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety-Eight Thousand Nine Hundred and No/100 Dollars (\$98,900.00)

to the undersigned grantor, D & B Builders, Inc. and Huntington Properties, Inc., a Joint Venture a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

William G. Clancey and wife Kathy L. Clancey
(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 6, according to the survey of Chadwick Square as recorded in Map Book 13, Page 3 in the Probate Office of Shelby County, Alabama, which is a part of the same captive lands described in Real Book 181, Page 635 in the Office of the Judge of Probate of Shelby County, Alabama.

\$ 98,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 234 PAGE 933

- 1. Bond Tax \$ _____
- 2. Mtg Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 3.00
- TOTAL \$ 5.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Presidents G. A. Willard and John Segars who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of March 1989

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

89 APR 19 AM 9:41

STATE OF ALABAMA }
COUNTY OF SHELBY } Thomas A. Snowden, Jr.
JUDGE OF PROBATE

By G. A. Willard President
By John Segars President
Huntington Properties, Inc.

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that G. A. Willard and John Segars whose names as President of D & B Builders, Inc. and Huntington Properties, Inc. a Joint Ven a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 22nd day of March 1989
Jefferson Title Corp. Randall Wilton
Notary Public