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This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Rd., Suite 100, B'ham, AL 35216

Send Tax Notice To: Tommie E. Pierce, Jr.
name

1302 Michael Circle
address

Alabaster, AL 35007

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 --SEVENTY-FIVE THOUSAND NINE HUNDRED AND NO/100'S (\$75,900.00) DOLLARS

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

RICHARD A. BRANNON, AN UNMARRIED MAN AND VIRGINIA N. BRANNON, AN UNMARRIED WOMAN
(herein referred to as grantors) do grant, bargain, sell and convey unto

TOMMIE E. PIERCE, JR. AND WIFE, WANDA S. PIERCE

(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 Scottsdale, Second Addition, as shown by map recorded in Map Book 7, Page 118 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights of ways of record.

\$ 75,900.00 of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

1. Deed Tax NO TAX COLLECTED
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 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 1st day of June, 19 89.

WITNESS:

(Seal)

(Seal)

89 JUN 13 AM 8:18 (Seal)

Richard A. Brannon (Seal)
Richard A. Brannon

Virginia N. Brannon (Seal)
Virginia N. Brannon

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY PROBATE

General Acknowledgment

I, J. Dan Taylor, a Notary Public in and for said County, in said State, hereby certify that Richard A. Brannon and Virginia N. Brannon 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 1st day of June, A. D., 19 89

My Commission Expires: 8-25-90

J. Dan Taylor
Notary Public.