

This instrument was prepared by

1134

Send Tax Notice To: Norman A. Gerald  
name

(Name) J. Dan Taylor

104 Chestnut Lane  
address

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

Maylene, AL 35114

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of --ONE HUNDRED SIX THOUSAND SIX HUNDRED EIGHTY AND NO/100'S----- DOLLARS

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

CHARLOTTE POE HARDWICK, A MARRIED WOMAN  
(herein referred to as grantors) do grant, bargain, sell and convey unto

NORMAN A. GERALD AND WIFE, LAURI GERALD  
(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 2, according to the survey of Chestnut Glenn, as recorded in Map Book 10, Page 103,  
in the Probate Office of Shelby County, Alabama.

Situated in Shelby County.

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

\$84,000.00 of the purchase price recited above was paid from a purchase money loan  
simultaneously herewith.

CHARLOTTE W. POE AND CHARLOTTE POE HARDWICK ARE ONE AND THE SAME PERSON.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE ABOVE STATED GRANTOR.

1. Deed Tax \$ 23.00

2. Mtg. Tax       

3. Recording Fee 2.50

4. Indexing Fee 2.00

TOTAL 27.50

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, I have hereunto set my hand(s) and seal(s), this 30th

day of May, 19 89

WITNESS:

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

89 JUN 16 PM 1:46

Charlotte Poe Hardwick (Seal)  
Charlotte Poe Hardwick (Seal)

STATE OF ALABAMA JUDGE OF PROBATE  
JEFFERSON COUNTY

General Acknowledgment

I, Margaret McRee, a Notary Public in and for said County, in said State,  
hereby certify that Charlotte Poe Hardwick  
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 she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 30th day of May A. D., 19 89

My Commission Expires: 2-5-91

Margaret McRee  
Notary Public