

SEND TAX NOTICE TO:

(Name) Robert C. Wilson, Jr.  
1903 Chandabrook Drive  
 (Address) Pelham, AL 35124

This instrument was prepared by

Dale Corley  
 (Name) 2100 South Bridge Parkway, Suite 650  
Birmingham, Alabama 35209  
 (Address)

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 Ninety Six Thousand Four Hundred Fifty and no/100----- DOLLARS

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

Martin A. Jenkins and Shelia R. Jenkins, husband and wife

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

Robert C. Wilson, Jr. and Linda Price 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 16, according to the Survey of Chaparral, Third Sector, as recorded in Map Book 8, Page 165, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1989 which are a lien but are not due and payable until October 1, 1989.

Existing easements, restrictions, set-back lines, limitations, if any, of record.

\$95,599.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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Deed - 1.00  
 Rec - 2.50  
 Ind - 3.00  
6.50

1.00  
~~2.50~~  
~~2.00~~  
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 17th

day of March, 19 89

WITNESS:

\_\_\_\_\_  
 (Seal)

Martin A. Jenkins (Seal)

\_\_\_\_\_  
 (Seal)

\_\_\_\_\_  
 (Seal)

89 JUL -7 PM 1:39 (Seal)

Shelia R. Jenkins (Seal)

STATE OF ALABAMA

Shelby

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martin A. Jenkins and wife, Shelia R. Jenkins 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 17 day of March, A.D., 19 89

Sharon G. Camp  
 Notary Public

only money