

SEND TAX NOTICE TO:

(Name) Robert Gragg
P.O. Box 267
 (Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Two Thousand, Eight Hundred Fifty and no/100 (\$22,850.00) DOLLARS

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

Stephen L. Charlton and wife Phyllis Kay Charlton, a married man

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

Robert Gragg and wife, Betty Jean Gragg

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

From the Northwest corner of Northeast Quarter of Northeast Quarter of Section 7, Township 21 South, Range 2 East, run East along North boundary of said Quarter-Quarter a distance of 27.21 feet; thence right 83 degrees 38 minutes a distance of 242.07 feet; thence right 20 degrees 17 minutes a distance of 40.93 feet; thence left 90 degrees 37 minutes a distance of 85.88 feet to the point of beginning; thence continue 78.07 feet; thence right 32 degrees 20 minutes a distance of 46.18 feet; thence right 42 degrees 33 minutes a distance of 103.86 feet; thence right 83 degrees 47 minutes a distance of 88.86 feet; thence right 90 degrees 00 minutes a distance of 168.76 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 1989 and subsequent years.

✓\$21,350.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

The property conveyed in this deed includes a permanently attached housing structure, part of which originated as a mobile home and part of which originated around said mobile home as a permanent structural addition to same. The original mobile home, which is now a permanent structure, is identified as a 1967 Holiday, Serial No. 661-1279.

Stephen L. Charlton is the surviving grantee in that certain deed recorded in Real Record 015, Page 767; the other grantee, Phyllis Kay Charlton, having died on or about the 3rd day of April, 1988.

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 30th

day of August, 19 89

1. Deed Tax ----- \$ 1.50
 2. Mtg. Tax ----- \$
 3. Recording Fee ----- \$ 2.50
 4. Indexing Fee ----- \$ 3.00
 5. No Tax Fee ----- \$
 6. Certified Stamp Fee -- \$ 1.00

Total of ALABAMA ----- \$ 8.00
 Sh lby COUNTY }

(Seal) Stephen L. Charlton (Seal)
 STATE OF ALA. SHELBY CO.
 (Seal) I CERTIFY THIS
 INSTRUMENT WAS FILED (Seal)
Phyllis Kay Charlton (Seal)
 89 SEP -1 AM 10:43

J. Thomas A. Shawley, Jr.
 JUDGE OF PROBATE

I, the undersigned authority hereby certify that Stephen L. Charlton and wife Phyllis Kay Charlton, A Married man whose names xxx is signed to the foregoing conveyance, and who xxx is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he they executed the same voluntarily on the day the same bears date.

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

BOOK 254 PAGE 332