

This instrument was prepared by 458
(Name) Lamar Ham

Send Tax Notice To: Aileen M. Badgley
name
1735 Mountain Laurel Lane
address
Birmingham, AL 35244

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

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 One Hundred Fifteen Thousand and 00/100 DOLLARS

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

James W. Martin and wife, Virginia M. Martin
(herein referred to as grantors) do grant, bargain, sell and convey unto

Aileen M. Badgley and Flora M. Shields
(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 49, according to the Survey of Davenport's Addition to Riverchase West, Sector 3, as recorded in Map Book 8, page 53 A, B, & C, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights, and rights of way of record.

BOOK 255 PAGE 36

1. Deed Tax -----	\$ <u>115.00</u>
2. Mtg. Tax -----	\$ -----
3. Recording Fee -----	\$ <u>2.50</u>
4. Indexing Fee -----	\$ <u>3.00</u>
5. No Tax Fee -----	\$ -----
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>121.50</u>

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 29th day of June, 19 89

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
89 SEP -7 AM 10:52 (Seal)
Thomas A. Downing (Seal)
JUDGE OF PROBATE

James W. Martin (Seal)
James W. Martin (Seal)
Virginia M. Martin (Seal)
Virginia M. Martin

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Martin and wife, Virginia M. Martin 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 29th day of June A. D., 19 89
[Signature]
Notary Public.