

3762

This instrument was prepared by
(Name) Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
(Address) Birmingham, Alabama 35223

Send Tax Notice To: Charles H. Tucker
name
771 Olde Towne Circle
Alabaster, Alabama 35007
address

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 Six Thousand Six Hundred and no/100 DOLLARS
and assumption of the hereinafter described mortgage
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W. Keith Jackson and wife, Fran E. Jackson
(herein referred to as grantors) do grant, bargain, sell and convey unto
Charles H. Tucker and Jo Ann B. Tucker
(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 19, according to the survey of Olde Towne Forest, Second Addition, as recorded in
Map Book 12 page 85, in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.

Subject to:
Ad valorem taxes for the current tax year.
Easements, restrictions and reservations of record.

As a part of the consideration herein the grantees assume and agree to pay the balance
of that certain mortgage from W. Keith Jackson and wife Fran E. Jackson to Gulf American,
Inc., dated May 25, 1989, recorded in Real 241, Page 879, and corrected in Real 256,
Page 202 in the Probate Office of Shelby County, Alabama.

BOOK 261 PAGE 979

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

89 OCT 17 PM 1:46

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 7.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Stamp Fee	\$ 1.00
Total	\$ 13.50

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 10th
day of October, 19 89

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

W. Keith Jackson (Seal)
W. Keith Jackson
Fran E. Jackson (Seal)
_____(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, _____, a Notary Public in and for said County, in said State,
hereby certify that W. Keith Jackson and wife, Fran E. Jackson
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 10th day of October A. D., 19 89

Anthony D. Snable Notary Public.
My commission expires: 10-21-91