

This instrument was prepared by

Send Tax Notice To: William D. and Barbara J. Ficklin
name
5509 Afton Drive
address
Birmingham, AL 35242

(Name) William H. Halbrooks, Attorney
704 Independence Plaza
(Address) Birmingham, AL 35209

1188

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 Seventy 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 S. Larkin, Jr. and wife, Luedean Larkin

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

William D. Ficklin and Barbara J. Ficklin

(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 14, Block 6, Amended Map of Woodford, as recorded in Map Volume 8, Page 51 A, B, C and D, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$75,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
90 JUL 19 AM 11:08

95.00
2.50
3.00
1.00
101.50

BOOK 301 PAGE 298

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 12th day of July, 1990

WITNESS:

(Seal)

(Seal)

(Seal)

James S. Larkin, Jr. (Seal)
Luedean Larkin (Seal)

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James S. Larkin, Jr. and wife, Luedean Larkin whose names 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 12th day of July, A. D., 1990

Wm H Halbrooks
Notary Public