



# JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Sandra J. Hughes

(Address) 2232 Cahaba Valley Drive  
Birmingham, Alabama 35242

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighteen Thousand Five Hundred & 00/100 (\$18,500.00) DOLLARS

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

Christopher K. Little and wife, Rebecca C. Little

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

S & D Builders, Inc.

(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 29, according to the Survey of Woodvale Subdivision, as recorded in Map Book 12 Pages 21 and 22, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1991.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$18,500.00 OF THE PURCHASE PRICE RECICTED ABOVE WAS PAID FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 APR 15 AM 9:24

JUDGE OF PROBATE

1. Dead Tax	_____	<i>not tax paid</i>
2. Mtg. Tax	_____	
3. Record'ng Fee	_____	2.50
4. Indexing Fee	_____	3.00
5. No Tax Fee	_____	1.00
6. Certif'ed Fee	_____	1.00
<b>Total</b>	_____	<b>7.50</b>

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 8th

day of April, 19 91

WITNESS:

Sandra J. Hughes (Seal) Christopher K. Little (Seal)  
Sandra J. Hughes (Seal) Rebecca C. Little (Seal)  
\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Sandra J. Hughes, a Notary Public in and for said County, in said State, hereby certify that Christopher K. Little and wife, Rebecca C. Little whose name 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 8th day of April, A.D., 19 91

*Sandra J. Little*  
Sandra J. Hughes