

3399
Send Tax Notice To:

Mitchell C. McCluskie
3312 Sunny Meadows Court
Birmingham, AL 35242

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of,

One Hundred Twenty-Two Thousand Five Hundred and 00/100'S ***
(\$122,500.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s)
herein, the receipt whereof is acknowledged, I or we,

Patrick J. West and Margaret M. West, husband and wife
(hereinafter referred to as Grantor, (whether one or more),
does/do hereby grant, bargain, sell and convey unto

Mitchell C. McCluskie and Lorraine J. McCluskie
(herein referred to as Grantees), for and during their joint
lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder
and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Sunny Meadows, Second Sector
as recorded in Map Book 9, page 1 A & B in the Probate Office
of Shelby County, Alabama.

BOOK 359 PAGE 401
\$98,000.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

Subject ad valorem taxes for 1991 and subsequent years
not yet due and payable.

Subject to covenants and restrictions, building lines,
easements and rights of way of record.

TO HAVE AND TO HOLD, To the said Grantees, for and during
their joint lives and upon the death of either of them, then to
the survivor of them in fee simple, and to the heirs and assigns
of such survivor 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 in and to the property
described hereinabove shall pass to the surviving GRANTEE, and
if one does not survive not survive the other, then the heirs
and assigns of the GRANTEES herein shall take as tenants in
common.

And said Grantor does for himself/herself, his/her heirs,
executors and assigns, covenant with said Grantee, his, her or
their heirs and assigns, that he/she/they is/are lawfully seized
in fee simple of said premises, that he/she/they is/are free
from all encumbrances, that he/she/they has/have a good right to
sell and convey the same as aforesaid, and that he/she/they
will, and his/her/their heirs, executors and assigns shall,
warrant and defend the same to the said Grantee, his, her or
their heirs, executors and assigns forever, against the lawful
claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and
seal(s) this 9th day of August, 1991.

Patrick J. West
Patrick J. West

Margaret M. West
Margaret M. West

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patrick J. West and Margaret M. West, husband and wife whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of August, 1991.

Patrick J. West
NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/94

(AFFIX SEAL)

C-91168

This instrument prepared by:
W. Russell Beals, Jr., Attorney at Law
NORTON & BEALS, P.C.
Second Floor East
Mountain Brook Center
2700 Highway 280 South
Birmingham, AL 35223

BOOK 359 PAGE 402

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
91 AUG 19 AM 9:47

JUDGE OF PROBATE

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