

This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Riverchase, Alabama 35244

Send Tax Notice To: LADD G. GOODSON, III
name 713 Riverchase Parkway
Birmingham, Alabama 35244
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-seven Thousand and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
LADD G. GOODSON, JR. and wife, MARTHA J. GOODSON

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

LADD G. GOODSON, III and TERESA A. GOODSON

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO:

1. Taxes for the year 1992 and subsequent years.
2. Easements, restrictions, reservations, rights of way, limitations, covenants and conditions of record, if any.

\$148,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 3rd
day of August, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

Ladd G. Goodson, Jr.
LADD G. GOODSON, JR. (Seal)

Marttha J. Goodson
MARTHA J. GOODSON (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LADD G. GOODSON, JR. and MARTHA J. GOODSON 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 3rd day of August A. D., 19 92

My Commission Expires: 8-29-94

Notary Public.

EXHIBIT "A"

Lot 31, and the following described part of Lot 30: Begin at the Northwesternly corner of Lot 30, according to the Amended Map of Riburchase West, as recorded in Map Book 6, Page 100, in the Probate Office of Shelby County, Alabama and run in an easterly direction along the northerly line of said Lot 30 for a distance of 181.08 feet to the Northeasternly corner of said Lot 30; thence $67^{\circ}52'46''$ to the right in a southerly direction along the easterly line of said Lot 30 for a distance of 6.73 feet; thence $114^{\circ}04'$ right in a westerly direction for a distance of 183.72 feet to the point of beginning.

Inst # 1992-16640

08/11/1992-16640
09:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 18.00