

93120077

This instrument was prepared by  
(Name) Jones & Waldrop  
1009 Montgomery Hwy.  
(Address) Birmingham, AL 35216

Send Tax Notice To: Arnold & Linda Lambert  
name  
237 Doyle Drive  
address  
Montevallo, AL 35115

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 Fifty Nine Thousand Nine Hundred Eighteen and 53/100 (\$59,918.53) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
James Terry Gurganus, a single man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Arnold Lambert and wife, Linda Lambert  
(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 & 15, according to the Survey of Sunnysdale Estates, First and Second Sectors as recorded in Map Book 7, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record, 1994 Taxes and all subsequent years.

Subject to that certain mortgage executed by James Terry Gurganus to South States Mortgage Corporation filed for record 10-8-92 in instrument #1992-22848 and assigned to SouthTrust Mortgage Corp. in instrument #1992-2849, said mortgage corrected in instrument #1993-2488, and said assignment re-recorded in instrument 1993-2489, in the Probate Office of Shelby County, Alabama, which Grantees herein agree to pay.

01495/1994-00224  
101495/1994-00224  
SHELBY COUNTY JUDGE OF PROBATE  
DO1 NJS 68.50

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, I have hereunto set my hand(s) and seal(s), this 17th  
day of December, 19 93

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

James Terry Gurganus (Seal)  
James Terry Gurganus (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 James Terry Gurganus, a single man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of December A. D., 19 93

My Commission Expires: 4-30-97

[Signature] Notary Public.  
PRECISION PRINTING 491-6568 Form 6-6-90

STEWART TITLE

Inst # 93120077-00224