

This instrument was prepared by

(Name) B. Christopher Battles  
(Address) 205 20th St. North  
Suite 503 Frank Nelson Building  
Birmingham, AL 35203

Send Tax Notice To: Donald James Lykins  
name  
1294 Butler Road  
address  
Alabaster, AL 35007

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY NINE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS  
(\$169,500.00)

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

Kenneth W. Bettini and wife, Shirley W. Bettini

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

Donald James Lykins and wife, Isabel Lykins

(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 7, according to the Survey of Windy Oaks, Phase 2,  
as recorded in Map Book 15, Page 112, in the Probate  
Office of Shelby County, Alabama.

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

\$132,720.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1994-32045

10/25/1994-32045  
11:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 45.50

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 we have hereunto set our hand (s) and seal (s), this 14th day of October, 19 94

WITNESS:

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

Kenneth W. Bettini (Seal)  
Shirley W. Bettini (Seal)  
Shirley W. Bettini (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 Kenneth W. Bettini and wife, Shirley W. Bettini 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 14th day of October A. D., 19 94

Notary Public