

This instrument was prepared by

(Name) William H. Halbrooks
(Address) 704 Independence Plaza
Birmingham, Alabama 35209

Send Tax Notice To: Kerry P. Rutherford
name
P.O. Box 11831
address
B'ham, Az 35202

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY
That in consideration of Forty-Five Thousand and no/100 (\$45,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jerry M. Johnston and wife, Linda M. Johnston

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

Kerry P. Rutherford and Mary Lou Rutherford

(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 2, according to the Survey of Moss Bend, as recorded in Map Book 14, Page 67, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

Inst # 1994-32319

10/28/1994-32319
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 53.50

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 grantors 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 herunto set our hand(s) and seal(s), this 25th day of October, 1994

WITNESS:

(Seal)

(Seal)

(Seal)

Jerry M. Johnston (Seal)
Linda M. Johnston (Seal)
Linda M. Johnston

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry M. Johnston and wife, Linda M. Johnston 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 25th day of October A. D., 1994

My commission expires: 4/21/96

William H. Halbrooks
William H. Halbrooks Notary Public.

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