

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) James F. Breithaupt

(Address) _____

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fourteen Thousand and no/100 DOLLARS

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

Reed White, Sr. and wife, Barbara White

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

James F. Breithaupt and Wanda Y. Breithaupt

(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 1, according to the Survey of Wildwood Shores, 1st Sector, as recorded in Map Book 11, Page 42 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

\$11,200.00 of the consideration is paid by a mortgage filed simultaneously herewith.

Inst # 1995-03040

02/03/1995-03040
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.50

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 10

day of January, 1995

WITNESS:

(Seal)

Reed White, Sr.
Reed White, Sr.

(Seal)

(Seal)

Barbara White
Barbara White

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State.

hereby certify that Reed White, Sr. and Barbara White

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.

10

January

95

Given under my hand and official seal this

day of

A. D., 19

Maude Z. Wilder

Notary Public.

Inst # 1995-03040