

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Central Alabama Title Company, Inc.

STATE OF ALABAMA
COUNTY OF SHELBY

Send Tax Notice To:

Michael Radcliffe and Vicki Radcliffe

404 East Milgray Calera, Alabama 35040

Know All Men By These Presents:

That in consideration of One Hundred Twenty-Nine Thousand and No/100 (\$129,900.00) DOLLARS

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

Joe Killingsworth, a married man

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

Michael Radcliffe, and wife, Vicki Radcliffe

(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 72, according to the survey of Southern Hills, Sector 6, Phase II, as recorded in the Probate Office of Shelby County, Alabama
as recorded in Map Book 18, Page 79.

Subject to Easements, Restrictions and Rights of Way of record.

\$110,900.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

The above described property is not the homestead of the Grantor nor his spouse.

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 10th day of March, 1995.

WITNESS:

_____(Seal)

Joe Killingsworth (Seal)
Joe Killingsworth

_____(Seal)

_____(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

I, Phyllis L. Parker, a Notary Public in and for said County, in said State, hereby certify that Joe Killingsworth, a married 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 10th day of March A.D., 1995.

NOTARY PUBLIC

Phyllis L. Parker

My Commission Expires: 2-19-99

Inst # 1995-06664

This Instrument Prepared by: Jerry Parker
PO Box 660375 Vestavia, Al. 35266-0375

03/15/1995-06664
08:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 27.50

Central Al. Title

Inst # 1995-06664