

95-712

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

LEE ERIC SHACKLEFORD  
508 12TH ST NW  
ALABASTER, AL 35007

Inst # 1995-11557

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

Know All Men by These Presents: That in consideration of NINETY FOUR THOUSAND NINE HUNDRED FIFTY SEVEN and 00/100 (\$94,957.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GARY V. GOODSON and SANDRA G. GOODSON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KINTA M. PARKER and LEE ERIC SHACKLEFORD, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF HAMLET, THIRD SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Easement for ingress and egress as described in Deed Volume 58, page 117.
3. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Real Volume 1, page 352.
4. 35 foot building line from 12th Street, N.W., 5 foot easement on North side, as shown by recorded plat.

\$75,950.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or their heirs and assigns, that I am (we are) lawfully seized

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SHELBY COUNTY JUDGE OF PROBATE

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 GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, GARY V. GOODSON and SANDRA G. GOODSON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of April, 1995.

Gary V. Goodson  
GARY V. GOODSON

Sandra G. Goodson  
SANDRA G. GOODSON

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY V. GOODSON and SANDRA G. GOODSON, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of April, 1995.

Robert P. [Signature]  
Notary Public

My commission expires:

7/16/98

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