

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
LEWIS SCHUESSLER
CAMILLE B. SCHUESSLER
5540 Parkside Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY}

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED TWENTY-TWO THOUSAND NINE HUNDRED DOLLARS AND no/100's (\$129,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of whereof is acknowledged, we, **RANDOLPH A. CARLETON**, and wife, **VICKI C. CARLETON** (herein referred to as grantors) do grant, bargain, sell, and convey unto **LEWIS SCHUESSLER AND CAMILLE B. SCHUESSLER** (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 18, according to the Survey of Parkside, as recorded in Map Book 7, Page 136, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$110,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTEEES 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 30th day of June, 1995.

Randolph A. Carleton
RANDOLPH A. CARLETON

Vicki C. Carleton
VICKI C. CARLETON

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in ~~and State~~, hereby certify that RANDOLPH A. CARLETON and VICKI C. CARLETON, 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 30th day of June, 1995.

My commission expires: 5/29/99

Notary Public

07/11/1995-18224
03:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

Inst * 1995-18224