

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of One hundred sixty four thousand four hundred (\$164,400.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **RAY T. SAUNDERS** and I, **CYNTHIA E. SAUNDERS** his wife (Herein referred to as grantor) do grant, bargain, sell and convey unto **KATHY A. HARTWIGER** and **CHRISTOPHER E. HARTWIGER** as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama:

Lot 55, according to the map and survey of Audubon Forest, First Addition, as recorded in Map Book 11 page 122 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all matters of public record including but not limited to easements, restrictions, covenants, rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

\$147,900.00 of the purchase price is from a 1st mortgage given simultaneously herewith.

And I do for myself and for my executor and administrator covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.



RAY T. SAUNDERS



CYNTHIA E. SAUNDERS

STATE OF ALABAMA
JEFFERSON COUNTY

I, **MARK E. TIPPINS** a Notary Public in and for said County, in said State, hereby certify that **CYNTHIA E. SAUNDERS** and **RAY T. SAUNDERS** 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 29th day of SEPTEMBER 1995.

Notary Public:


MARK E. TIPPINS

My commission expires: 7-23-1997.

Prepared by: **MARK E. TIPPINS** 4 Office Park Circle #215 Birmingham, Alabama 35223

Send tax notice to: **CHRISTOPHER E. HARTWIGER** 4770 Sandpiper Lane Birmingham, Al. 35244

Notary Public # 1995-27818
09/03/1995-27818
02:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
25.15
30: SNA