

This instrument was prepared by

(Name) Corley, Moncus & Ward, P.C.

(Address) 2100 SouthBridge Pkwy., Ste. 650  
Birmingham, Alabama 35209

Send Tax Notice To: Lucious E. Delk  
name  
3143 Chestnut Oaks Drive  
address  
Hoover, Alabama 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY TWO THOUSAND NINE HUNDRED AND NO/100----- DOLLARS (\$152,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Frank A. Casey, Jr. and wife, Phyllis J. Casey

(herein referred to as grantors) do grant, bargain, sell and convey unto Lucious E. Delk and wife, Constance S. Delk

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 20-A, according to a Resurvey of Lots 15 through 29, inclusive, The Fairways at Riverchase, as recorded in Map Book 14, Page 40, in the Probate Office of Shelby County, Alabama.

...st \* 1995-28506

10/10/1995-28506  
10:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

\$ 155,958.00 of the Purchase Price was paid from the proceeds of a mortgage recorded 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 the 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; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, 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 27th day of September, 19 95.

(Seal)

*Frank A. Casey, Jr.* (Seal)

(Seal)

*Phyllis J. Casey* (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Scott J. Humphrey, a Notary Public in and for said County, in said State, hereby certify that Frank A. Casey, Jr. and wife, Phyllis J. Casey, whose name(s) 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 27th day of September, A.D., 19 95

*Scott J. Humphrey*

Notary Public

MY COMMISSION EXPIRES JANUARY 24, 1998