

This instrument was prepared by

Send Tax Notice To:

(Name) John L. Hartman, III
P. O. Box 846
(Address) Birmingham, AL 35201

name
3088 Thrasher Lane
address
Birmingham, AL 35226

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty Thousand and no/100 (\$180,000.00) DOLLARS

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

I. Ripon Britton, Jr. and wife, Vera Smith T. Britton
(herein referred to as grantors) do grant, bargain, sell and convey unto

John S. Saggus and Mary Windsor B. Saggus
(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 2, according to the 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: (1) Current taxes; (2) Building setback lines and easements as shown by record plat; (3) Mineral and mining rights and rights and privileges thereto in Deed Book 4, page 553; (4) Restrictions, conditions and limitations in Real Volume 144, page 480; (5) Transmission line permit to Alabama Power Company in Real Volume 182, page 555.

06/04/1996-17864
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 44.50

\$144,000 of the purchase price recited above has been paid from the proceeds of a mortgage loan 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, their heirs and assigns, that ~~I/we~~ (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~~ (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, we have hereunto set our hand(s) and seal(s), this 30th day of May, 1996

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)
I, Ripon Britton, Jr.
Vera Smith T. Britton
Vera Smith T. Britton

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that I. Ripon Britton, Jr. and wife, Vera Smith T. Britton 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 May A. D., 1996

John L. Hartman, III
Notary Public.

Inst # 1996-17864