

This instrument was prepared by

Send Fax Notice To:

Thomas E. Norton, Jr.
(Name)

Charles A. Daugherty, Jr.
(Name)

2700 Hwy. 280 So., #250E - B'ham, AL 35223
(Address)

121 Selwyn Abbey - Alabaster, AL 35007
(Address)

Inst # 1996-25027

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

The value for filing purposes is \$2,000.00.

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 (\$10.00) Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles A. Daugherty, Jr. and Teri C. Daugherty, husband and wife

(herein referred to as grantors) do, grant, bargain, sell and convey unto
Charles A. Daugherty, Jr. and Teri C. Daugherty

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
County, Alabama, to-wit:

Lot 36, according to the Survey of Westtherly, Glen Abbey, Sector
12, as recorded in Map Book 18, Page 128, in the Probate Office
of Shelby County, Alabama.

Inst # 1996-25027

08/02/1996-25027
10:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NEL 13.00

TO HAVE AND TO HOLD, to 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 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 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 15th day of March, 19 96.

(Seal)

Charles A. Daugherty, Jr.

(Seal)

(Seal)

Teri C. Daugherty

(Seal)

STATE OF ALABAMA
COUNTY OF Jefferson

General Acknowledgment

I, Thomas E. Norton, Jr., a Notary Public in and for said County in said State, hereby certify that Charles A. Daugherty, Jr. & Teri C. Daugherty, 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 the 15th day of March, 19 96.

Thomas E. Norton, Jr.
Notary Public