



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

SEND TAX NOTICE TO:

Fred N. White

4644 South Lakeridge Drive

Hoover, Alabama 35244

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.
 2204 Lakeshore Drive Suite 130
 (Address) Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Ten Thousand Dollars and no/100***** DOLLARS

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

Robert J. Gant, an unmarried man and Margaret M. Gant a/k/a Margaret E. McDougle,
 an unmarried woman
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Fred N. White and Juliana R. White

(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 3, according to the Amended Map of Lakeridge Subdivision, recorded in Map Book 12, Page 51, in the Probate Office of Shelby County, Alabama.

\$100,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

Inst # 1996-25212

08/05/1996-25212
 01:26 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DDI MCB 218.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 31st

day of July, 19 96

WITNESS:

(Seal) Robert J. Gant (Seal)

(Seal) Margaret E. McDougle (Seal)

(Seal) Margaret M. Gant a/k/a Margaret E. McDougle (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Hubert E. Rawson, Jr., a Notary Public in and for said County, in said State, hereby certify that Robert J. Gant, unmarried and Margaret M. Gant a/k/a Margaret E. McDougle un-

married whose name 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 31st day of July, A.D. 19 96

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: May 6, 1997.
 BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Hubert E. Rawson, Jr.
 Notary Public

1996-25212 Inst