

WARRANTY DEED with Right of Survivorship

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

Robert M. Gilbert, Jr.
103 El Camino Real
Chelsea, AL 35043

Inst # 1996-29954

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby)

That in consideration of SIXTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$ 62,500.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Wayne Norman Waddell and wife, Jennifer Blackmon Waddell**, (herein referred to as Grantor) do grant, bargain, sell and convey unto
Robert M. Gilbert, Jr. and Phyllis J. Gilbert
(herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 57-A, according to the Resubdivision of Lots 48-57, High Chapparral, Sector B, and acreage as shown on Map Book 16, Page 116 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ *N/A* of the purchase price recited above was paid from 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we 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.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this *4th* day of *Sept.*, 1996.

Wayne Norman Waddell 9/4/96
Wayne Norman Waddell

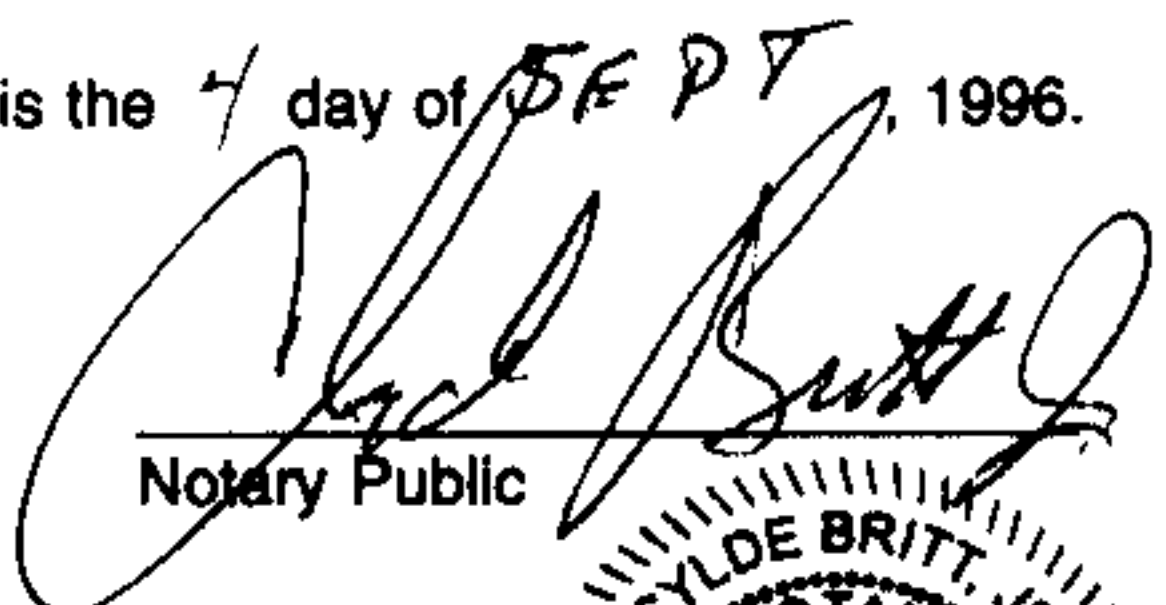
Jennifer Blackmon Waddell 9/4/96
Jennifer Blackmon Waddell

09/11/1996-29954
10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 73.50

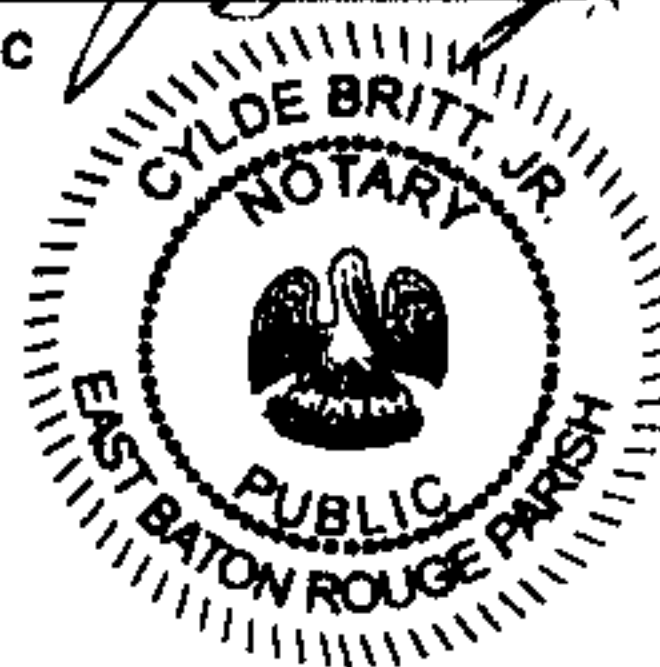
STATE OF *LOUISIANA*
COUNTY OF *EAST BATON ROUGE PARISH*

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Wayne Norman Waddell and wife, Jennifer Blackmon Waddell**, 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 the *4* day of *SEPT*, 1996.



Notary Public



My Commission Expires:

AT DEATH

Inst # 1996-29934

09/11/1996-29934
10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MEL 73.50