

SEND TAX NOTICE TO:

Tracy L. White &
James E. White, Jr.
10699 Highway 17
Maylene, AL 35114

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

Inst * 1996-36481

STATE OF ALABAMA:

JEFFERSON COUNTY:

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FORTY-NINE THOUSAND, FIVE HUNDRED AND NO/100...(\$49,500.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, **GEORGE E. COULTER and wife, FERN G. COULTER** (herein referred to as grantors), do grant, bargain, sell and convey unto **TRACY L. WHITE and JAMES E. WHITE, JR.** (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 3, according to the Survey of the First Addition to the R. E. Whaley Subdivision of the town of Maylene, as recorded in Map Book 3, Page 120, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Property taxes for 1997 and subsequent years, not yet due and payable.
2. Right of way to Shelby County, Alabama, in Deed Bk. 245, Page 259.

The entire purchase price received above was paid from a first purchase money mortgage loan closed 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 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 the said GRANTEEES, 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 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.

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02:52 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCB 12.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of October, 1996.

George E. Coulter (Seal)
GEORGE E. COULTER

Fern G. Coulter (Seal)
FERN G. COULTER

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GEORGE E. COULTER and wife, FERN G. COULTER, 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 October, 1996.

J. B. Walker
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Nov. 5, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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