

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Glenn E. Goyne
(Address) 839 Greystone Highlands, Dr.

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

BL, a. 31242

(Address) 1201 N. 19th St., B'ham, AL 35234

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., BIRMINGHAM, AL.

STATE OF ALABAMA
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

Inst # 996-37580

That in consideration of ---One Hundred Sixty Four Thousand and 00/100--- (\$164,000.00) DOLLARS

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

Christopher F. Jackson, a married man and wife, Adrienne L. Jackson
(herein referred to as grantors) do grant, bargain, sell and convey unto

Glenn E. Goyne and Miriam T. Goyne

(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 62, according to the Amended Map of Greystone Highlands, Phase 2, recorded in Map Book 19, page 25, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$155,800.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

Inst # 996-37580

11/13/1996-37580
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 17.00

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 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 grantee 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 21st day of October 1996.

WITNESS:

(Seal)

Christopher F. Jackson
(Seal)

(Seal)

Adrienne L. Jackson
(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher F. Jackson, a married man & wife, Adrienne L. Jackson, whose name is signed to the foregoing conveyance, and who is 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 21st day of October A.D. 1996

Notary Public