

96121011
SEND TAX NOTICE TO:

This instrument prepared by:
Melissa Kessler Smith
2700 Highway 280, Suite 60
Birmingham, Alabama 35223

(Name) Bobby W. Fitzgerald
(Address) 334 Red Stick Road
Pelham, Alabama 35124

Warranty Deed

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ ONE HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND NO/100----
----- DOLLARS (\$139,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,
Lee Ann Lowry and Michael F. Ware, Husband and Wife

(herein referred to as grantors) do grant, bargain, sell and convey unto Bobby W. Fitzgerald and Priscilla D. Fitzgerald

(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 2, in Block 3, according to the Map of Indian Wood Forest Third Sector, as
recorded in Map Book 7, page 104, as recorded in the Probate Office of Shelby
County, Alabama.

SUBJECT TO: all easements, restrictions and rights of way of record.

Inst # 1997-03875

02/06/1997-03875
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 15.50

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 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/I have set our/my hand(s) and seal(s), this 31st day of January, 1997.
Signed, sealed and delivered in the presence of:

(Seal)

(Seal)

(Seal)

Michael F. Ware (Seal)
Lee Ann Lowry (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, _____, a Notary Public in and for said County, in said State, hereby certify that
Michael F. Ware and Lee Ann Lowry
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 31st day of January A.D., 1997

Hessie Kessler Smith
Notary Public