

SEND TAX NOTICE TO:

(Name) DIANNE L. RUTZ
5784 HWY 25
 (Address) MONTEVALLO, AL 35115

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
 (Address) PELHAM, AL 35124

FM No. ATC 27, Rev. 5/82

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

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY EIGHT THOUSAND AND NO/100-----(\$38,000.00) DOLLARS

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

JACKIE R. LUCAS and wife, DEBORAH JOAN LUCAS

(herein referred to as grantors) do grant, bargain, sell and convey unto

DIANNE L. RUTZ and husband, ROBERT M. RUTZ

(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, according to the Survey of Camellia's Place, as
 recorded in Map Book 17, Page 51, in the Probate Office
 of Shelby County, Alabama.

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

\$34,200.00 of the purchase price recited above was paid from mortgage loan closed
 simultaneously herewith.

Inst # 1997-13137

04/29/1997-13137
 10:53 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 SNA 18.50

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 ~~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 have hereunto set OUR hand(s) and seal(s), this 21st
 day of April, 19 97

WITNESS:

 (Seal)

 (Seal)

 (Seal)

JACKIE R. LUCAS (Seal)
DEBORAH JOAN LUCAS (Seal)
 _____ (Seal)

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that JACKIE R. LUCAS and wife, DEBORAH JOAN LUCAS
 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 21st day of April, A. D. 19 97

Stan D. Ebbel
 Notary Public