

SEND TAX NOTICE TO:

(Name) Robert Pollard

(Address) 108 Grande View Circle
Maylene, AL 35114

This instrument was prepared by

(Name) Townes, Woods & Roberts P.C.
P.O. Box 96
(Address) Gardendale, AL 35071

Form 1-1-5 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

(\$148,900.00)---

That in consideration of One Hundred Forty-Eight Thousand Nine Hundred and NO/100----- DOLLARS

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

L. E. Guthrie, a married man

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

Robert Pollard and wife, Kathryn A. Pollard

(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 4, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, as recorded in Map Book 19, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$138,900.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above described property is not the homestead of the grantor herein, as referenced in Code Section 6-10-2.

05/01/1997-13411
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 18.50

Inst # 1997-13411

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, I have hereunto set, my hands and seal(s), this 25th day of April, 1997

WITNESS:

(Seal)

(Seal)

(Seal)

L. E. Guthrie
L. E. Guthrie

(Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L. E. Guthrie, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, A. D. 1997

[Signature]
Notary Public