

Form furnished by LAND TITLE COMPANY
This instrument was prepared by

William H. Halbrooks
(Name)
704 Independence Plaza
Birmingham, Alabama 35209
(Address)

Send Tax Notice To:
Charlotte Ann Morrison
Gayle Watts
(Name)
5042 Wagon Trace
Birmingham, Alabama 35242
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS, . . .

That in consideration of One Hundred Sixty-Eight Thousand and no/100----(\$168,000.00)----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Adolph August Schuetz and wife, Joanne Grace Schuetz

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

Charlotte Ann Morrison and Gayle Watts

(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 11, Block 3, according to the Survey of Applecross, as recorded in
Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 134,400.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

Inst # 1997-14378

05/08/1997-14378
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 42.50

TO HAVE AND TO HOLD, to 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 have hereunto set our hand(s) and seal(s), this 24th day of
April 19 97

_____(Seal)

Adolph August Schuetz (Seal)
Adolph August Schuetz

_____(Seal)

Joanne Grace Schuetz (Seal)
Joanne Grace Schuetz

STATE OF ALABAMA
COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Adolph August Schuetz & Joanne Grace Schuetz, 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 the 24th day of April 19 97.

William H. Halbrooks
Notary Public William H. Halbrooks