

This instrument was prepared by

Send Tax Notice To: Robert W. Kuck

(Name) Corley, Moncus & Ward, P.C.

name

12 Monte Tierra Trail

address

(Address) 400 Shades Creek Pkwy., Ste 100  
Birmingham, Alabama 35209

Montevallo, Alabama 35115

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY NINE THOUSAND AND NO/100-----  
----- DOLLARS (\$89,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Thomas J. Madden and wife, Toby B. Madden

(herein referred to as grantors) do grant, bargain, sell and convey unto Robert W. Kuck and wife, Holly H. Kuck

(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 12, according to the Monte Tierra Subdivision, which is recorded in Map  
Book 5, Page 114, in the Probate Office of Shelby County, Alabama.

Inst # 1997-16198

05/23/1997-16198  
02:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HCB 10.00

\$88,906.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith

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 have hereunto set our hand(s) and seal(s), this 15th  
day of May, 19 97.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Thomas J. Madden  
Thomas J. Madden (Seal)

Toby B. Madden  
Toby B. Madden (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that  
Thomas J. Madden and wife, Toby B. Madden  
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 15th day of May, A.D., 19 97

Claude M. Moncus

Notary Public