

This instrument was prepared by:
Shelly Moss
Attorney at Law
11 Oak Street
Birmingham, Alabama 35213

Send tax notice to: *Hughlen Padgett*
305 Fairfax Way
Birmingham, AL 35242

Inst # 1997-18300

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Forty Four Thousand Five Hundred and 00/100 (\$244,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

W. Gary Gifford, a single man and Mary K. Gifford, a single woman

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

Hughlin H. Padgett and Roberta B. Padgett

(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 53, according to the survey of The Glen at Greystone, Sector One, as recorded in Map Book 15, Page 97 in the Probate Office of Shelby County, Alabama

\$ 232,250.00
\$ 232,250.00 of the proceeds come from a purchase money 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, I (We) have set my (Our) hand(s) and seal(s), this 21st day of May, 1997.

WITNESS:

_____(Seal) *W. Gary Gifford* (Seal)
W. Gary Gifford
_____(Seal) *Mary K. Gifford* (Seal)
Mary K. Gifford

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Shelly Moss, a Notary Public in and for said County, in said State, hereby certify that W. Gary Gifford AND Mary K. Gifford whose name is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May A.D., 1997.

Shelly Moss
notary public **SHELLY MOSS**
MY COMMISSION EXPIRES 11-5-97

06/11/1997-18300
09:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 21.00