

Send Tax Notice To:

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

Mark L. Wagar
(Name)

(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 Two Hundred Eighty Thousand, Eight Hundred & no/100----- Dollars
(\$280,800.00)

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

Charlie F. Chancellor, dba C & W Construction Co., a married man

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

Mark L. Wagar and Ellen J. Wagar

(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-A, according to a Resurvey of Lots 4 and 5, Greystone, 7th Sector,
as recorded in Map Book 20, Page 15, in the Probate Office of Shelby
County, Alabama.

Subject to current taxes, easements and restrictions of record.

The property conveyed herein is not the homestead of Charlie F.
Chancellor nor that of his spouse.

Inst # 1997-25360

08/11/1997-25360
01:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ MCD 290.50

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, I have hereunto set my hand(s) and seal(s), this 31st day of
July, 19 97.

(Seal)

Charlie F. Chancellor (Seal)

Charlie F. Chancellor, dba C & W Construction Co.

(Seal)

(Seal)

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 Charlie F. Chancellor, dba C & Construction Co. whose name(s) 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 the 31st day of July, 19 97.

William H. Halbrooks
Notary Public