

Form furnished by LAND TITLE COMPANY

this instrument was prepared by

Send Tax Notice To:

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

Clark Boyd
(Name)
942 7th Avenue N.W.
Alabaster, Alabama 35007
(Address)

Inst # 1997-25370

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 Twenty-Three Thousand, Five Hundred & no/100----- Dollars

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

Jeffrey Jude and wife, Susan Jude

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

Clark Boyd and Mary Boyd

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 59, according to the Survey of Hamlet, 7th Sector, as recorded in Map Book 9, Page 102, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 108,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1997-25370

08/11/1997-25370
01:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 26.00

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 29th day of July, 19 97.

(Seal)

Jeffrey Jude

(Seal)

(Seal)

(Seal)

(Seal)

Susan Jude

(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 Jeffrey Jude and Susan Jude, 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 29th day of July, 1997.


Notary Public William H. Halbrooks

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SHELBY COUNTY JUDGE OF PROBATE
002 NCB 26.00

Return to:

TO

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA

COUNTY OF _____

Recording Fee \$

Deed tax \$

This Form Furnished by
LAND TITLE COMPANY OF ALABAMA
600 20th Street North
Birmingham, Alabama 35203-2601
(205) 251-2871