

**SEND TAX NOTICE TO:**

(Name) Nancy L. Tuggle  
(Address) 4001 Meadowood Drive, Birmingham, AL 35242

**This instrument was prepared by**

(Name) A. Eric Johnston, Attorney at Law  
(Address) 2700 Highway 280, Suite 220 West, Birmingham, Alabama 35223

**WARRANTY DEED (With Survivorship)**

STATE OF ALABAMA ) **KNOW ALL MEN BY THESE PRESENTS:**  
SHELBY COUNTY )

That in consideration of \$10.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Betty S. Tuggle, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kathy Holder and spouse David Holder; Robert Tuggle and spouse Yvette Tuggle; Mary Pitman, a married woman; and Nancy L. Tuggle, a single woman** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 22, according to the Survey of Meadowood Estates, as recorded in Map Book 10, Page 33, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to: unpaid taxes, recorded mortgages, other encumbrances, rights of way and other matters of record.

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 24<sup>th</sup> day of February, 1999.

Betty S. Tuggle  
Betty S. Tuggle

STATE OF ALABAMA )  
SHELBY COUNTY )

**General Acknowledgment**

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that **Betty S. Tuggle** whose name 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 she executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 24<sup>th</sup> day of February  
A. D., 1999.

A. Eric Johnston  
Notary Public

Inst # 1999-09248

03/05/1999-09248  
11:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 58.50