

This instrument was prepared by

Send Tax Notice To: LEAH BEARDEN WAGGONER  
name

(Name) GENE W. GRAY, JR.

117 SUGAR DRIVE  
address

(Address) 2100 SOUTHERIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

PELHAM, ALABAMA 35124

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

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY FIVE THOUSAND AND NO/100----- DOLLARS (\$85,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
MARY COURTNEY JONES

(herein referred to as grantors) do grant, bargain, sell and convey unto LEAH BEARDEN WAGGONER AND HUSBAND, CLINTON R. WAGGONER

(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 41 ACCORDING TO THE AMENDED MAP OF SUGAR OAKS RECORDED IN MAP BOOK 16, PAGE 126 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 1999 AND THEREAFTER.

RESTRICTIONS, SET BACK LINE AND EASEMENTS ON RECORD MAP.

SANITARY SEWER AGREEMENT IN REAL 232, PAGE 304.

RIGHT OF WAY TO SHELBY COUNTY IN VOLUME 135, PAGE 362

DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INST# 1993-25231.

MINERALS AND MINING RIGHTS AND RIGHTS INCIDENT THERETO AS RECORDED IN REAL 232, PAGE 305.

\$80750.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1999-18485

05/04/1999-18485  
10:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 100 13.00

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 have hereunto set my hand(s) and seal(s), this 29th day of April, 19 99.

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

MARY COURTNEY JONES (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
MARY COURTNEY JONES  
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 she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 29th day of April, A.D., 19 99

GENE W. GRAY, JR.

Notary Public