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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ALAN S. LUTHER
1156 CARIBBEAN CIRCLE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1999-22414

05/28/1999 22:14
08:08 AM CERTIFIED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED NINETEEN THOUSAND and 00/100 (\$119,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GEORGE SHUNNARAH and LINDA SHUNNARAH, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ALAN S. LUTHER and LESLEE LUTHER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 17, IN BLOCK 3, ACCORDING TO THE SURVEY OF SOUTHWIND, FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET PAYABLE UNTIL OCTOBER 1, 1999.
2. 35 FOOT BUILDING LINE FROM THE FRONT LOT LINE AND A 10 FOOT SANITARY SEWER EASEMENT ALONG THE REAR LOT LINE, AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 14, PAGE 23 AND MISC. BOOK 14, PAGE 475.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN MISC. BOOK 14, PAGE 769 AND DEED BOOK 299, PAGE 120.

\$121,380.00 of the consideration herein was derived from a mortgage closed 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, GEORGE SHUNNARAH and LINDA SHUNNARAH, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of April, 1999.


GEORGE SHUNNARAH


LINDA SHUNNARAH

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GEORGE SHUNNARAH and LINDA SHUNNARAH, HUSBAND AND WIFE, whose name(s) 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, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 26th day of April, 1999.


Notary Public

My commission expires: 7/11/02

Inst # 1999-22414

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SHELBY COUNTY JUDGE OF PROBATE
002 MMS 12.00