

SEND TAX NOTICE TO:

(Name) Douglas J. Wirthlin
3700 Wyngate Cove
(Address) Birmingham, Al. 35242

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216

Form 1-1-3 Rev. 2/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGNOLIA CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three hundred ten thousand five hundred and no/100 (\$310,500.00) DOLLARS

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

Charles Stephen Jager and his wife Annalisa Thompson Jager

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

Douglas J. Wirthlin and Kristina R. Wirthlin

(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 33-A, according to the Resurvey of Lots 31 and 33, in Block 4, Wyngate, First Sector, said Resurvey being recorded in Map Book 11, Page 71, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$295,006.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$60,200.00 of the above mentioned purchase price was paid for from a second mortgage which is second and subordinate to the first mortgage and which was closed simultaneously herewith.

Inst # 1999-44171

10/27/1999-44171
09:43 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 9.50

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, we have hereunto set our hand(s) and seal(s), this 22

day of October, 19 99

WITNESS

(Seal)

(Seal)

(Seal)

Charles Stephen Jager

Annalisa Thompson Jager

ANNALISA THOMPSON JAGER

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned

a Notary Public in and for said County, in said State.

hereby certify that Charles Stephen Jager and his wife Annalisa Thompson Jager

whose name is 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 have executed the same voluntarily

on the day the same bears date.

22

day of October

19 99

Given under my hand and official seal this

My commission expires: 9/13/00

James C. [Signature]
Notary Public