

SEND TAX NOTICE TO:
Ira L. Gurganus
Kimberly S. Gurganus
1433 Sequoia Trail
Alabaster, Alabama 35007

This instrument was prepared by:
Patrick F. Smith
Strickland & Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of One Hundred Thirty-six Thousand
(\$ 136,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we,

**MALLORY H. FORBES AND CANDICE K. FORBES,
HUSBAND AND WIFE**

(hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto

Ira L. Gurganus and Kimberly S. Gurganus,
as joint tenants with rights of survivorship

(hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated
in **SHELBY COUNTY, ALABAMA:**

**LOT 35, ACCORDING TO THE SURVEY OF NAVAJO HILLS, 7TH SECTOR,
AS RECORDED IN MAP BOOK 7, PAGE 95, IN THE OFFICE OF THE JUDGE
OF PROBATE OF SHELBY COUNTY, ALABAMA**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of
record, and other matters which may be viewed by observation.

\$ 134,888.00 of the consideration recited herein is from the proceeds of a purchase
money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their
heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint
tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said
Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor
is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise
noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and
Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and
their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on

● Mallory H. Forbes
MALLORY H. FORBES
● Candice K. Forbes
CANDICE K. FORBES

Inst # 1999-45315

11/03/1999-45315
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

12.50

002 MMS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MALORY H. FORBES 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on October 15, 1999

● Julia A. Dickey
Notary Public

Commission Expires: MY COMMISSION EXPIRES JUNE 20, 2001

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CANDICE K. FORBES 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on October 15, 1999

● Julia A. Dickey
Notary Public

Commission Expires: MY COMMISSION EXPIRES JUNE 20, 2001

Inst # 1999-45315

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