


This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
John R. Shugrue
1201 Hwy 93
Helena, AL 35080


20030627000404360 Pg 1/1 14.00
Shelby Cnty Judge of Probate, AL
06/27/2003 11:53:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE THOUSAND AND NO/00 (\$3,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Paul Lutz and wife, Joyce Lutz (herein referred to as grantor)** bargain , sell and convey unto, **John S. Shugrue and wife, Pauline H. Shugrue (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot BB, according to the Map of J & P Subdivision, recorded in Map Book 31, Page 94, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.


This property constitutes no part of the household of the grantor, or of their spouse.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of June 2003.

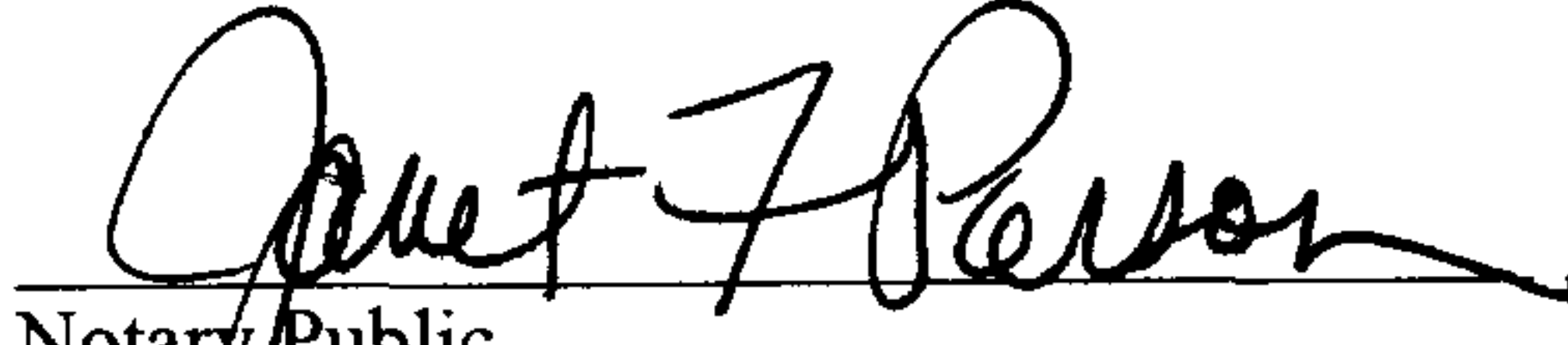

Paul Lutz


Joyce Lutz

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Paul Lutz and Joyce Lutz whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, 2003.


Notary Public

My commission expires: 10/16/04