

20080827000344350 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
08/27/2008 02:43:44PM FILED/CERT

SEND TAX NOTICE TO:

(Name) Bill M. Naugher, Jr.
111 Burnham St.
(Address) Birmingham, Al. 35242

This instrument was prepared by

(Name) Patricia K. Martin, PC
109 Columbiana Rd.
(Address) Birmingham, Al. 35209

Form 1-1.5 Rev. 5/82

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

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

(value \$8,000)

That in consideration of Five hundred and no/100 (\$500.00) DOLLARS

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

Bill M. Naugher, Jr. and his wife Cheryl D. Naugher
(herein referred to as grantors) do grant, bargain, sell and convey unto

Bill M. Naugher, Jr. and Cheryl D. Naugher
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lots 19-20, Block 19, according to the Survey of Mt. Laurel-Phase IIIB, Sector 1, as recorded in Map Book 38, Page 26 in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

Grantors and Grantees are one and the same persons, the purpose of this deed to convey title to husband and wife as joint tenants with right of survivorship.

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 31 day of July, 2008, 19

WITNESS:

(Seal)

(Seal)

(Seal)

Bill M. Naugher, Jr. (Seal)
BILL M. NAUGHER, JR.
Cheryl D. Naugher (Seal)
CHERYL D. NAUGHER (Seal)

STATE OF ALABAMA

Jefferson

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bill M. Naugher, Jr. and his wife Cheryl D. Naugher 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of July, 2008 A. D., 19

Patricia K. Martin