

Send tax notice to: Tina Louise Lunn, 1704 Monteagle Dr., Birmingham, Al. 35244

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160,
Birmingham, Al. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

20180601000192580
06/01/2018 12:34:48 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred twenty thousand and no/100 (\$320,000.00) Dollars** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Gordon L. Ladner and his wife Kathleen A. Ladner, whose mailing address is:

1272 Highland Lakes Trl. B'ham, 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Tina Louise Lunn and Francis C. Lunn, IV

whose mailing address is: 1704 Monteagle Dr., Birmingham, Al. 35244

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is to-wit: 1704 Monteagle Dr., Birmingham, Al. 35244

Lot 10, according to the Survey of Southpointe, Fifth Sector, as recorded in Map Book 13, Page 120 in the Office of the Judge of Probate of Shelby County, Alabama.

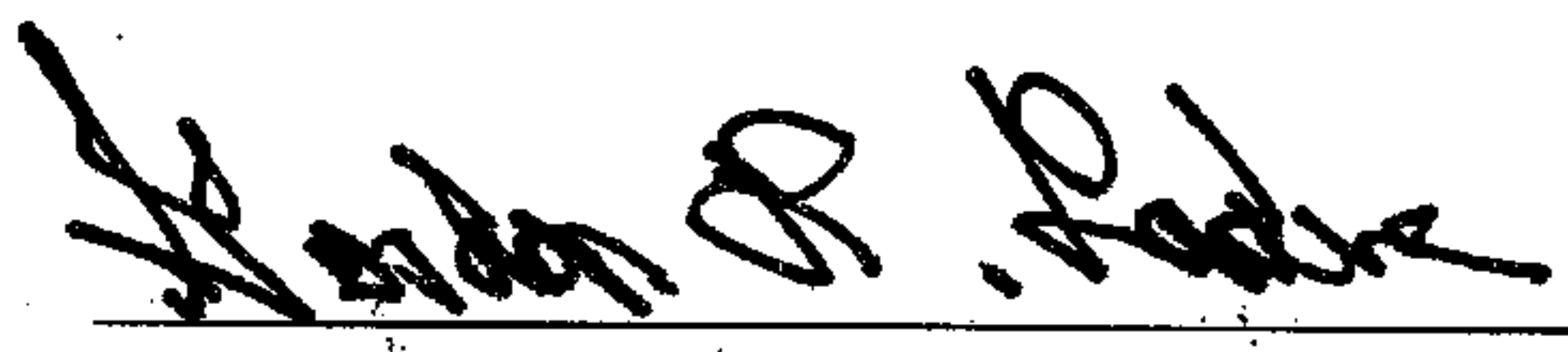
Subject to: All easements, restrictions and rights of way of record.

\$240,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 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 hands(s) and seal(s) this 30th day of May, 2018.

 (SEAL)
GORDON L. LADNER

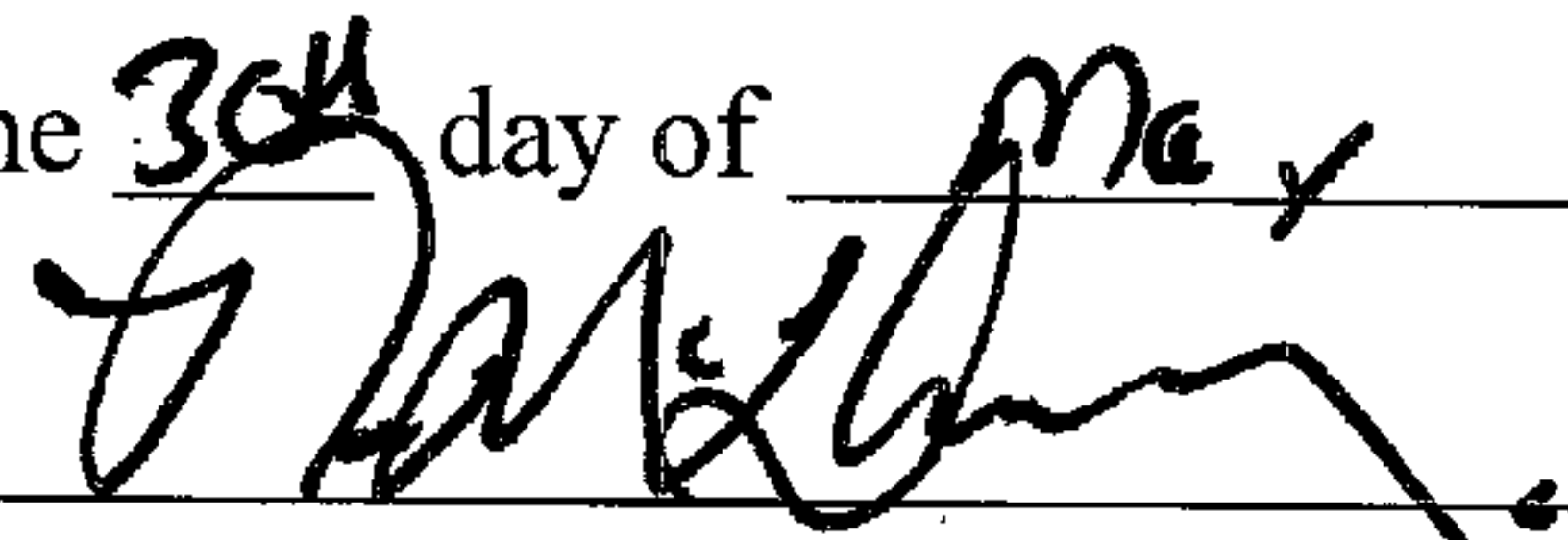
 (SEAL)
KATHLEEN A. LADNER

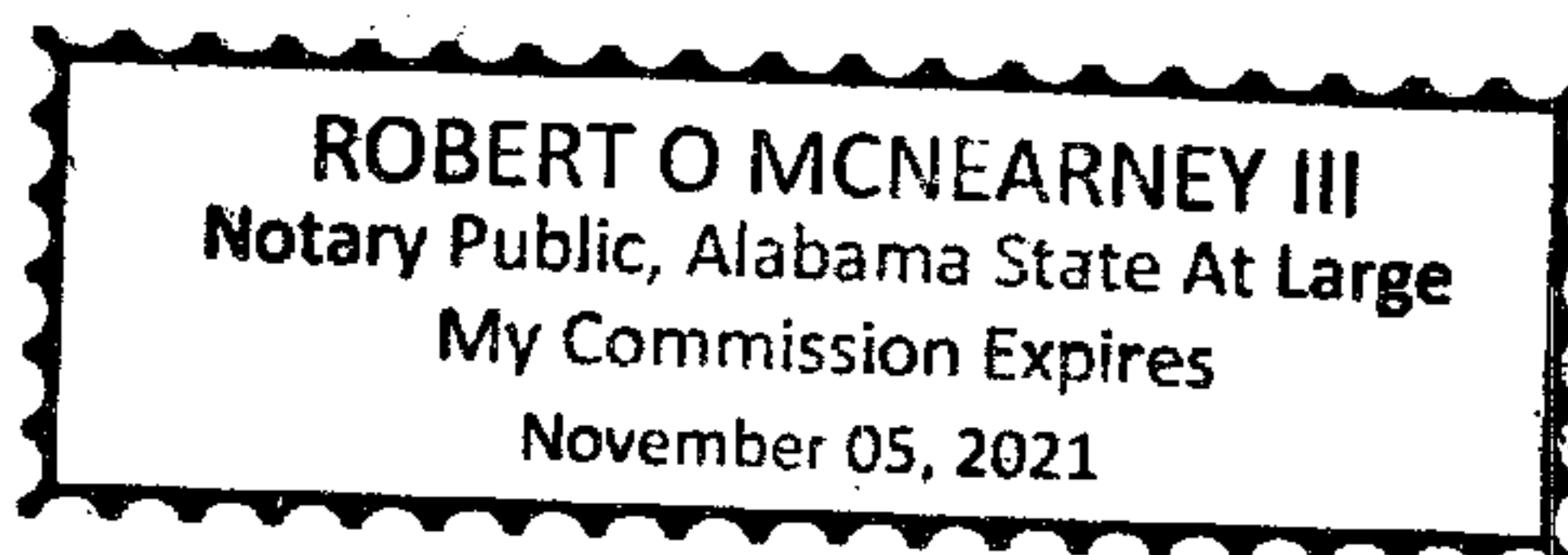
State of Alabama
County Of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gordon L. Ladner and his wife Kathleen A. Ladner 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/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of May, 2018.

My commission expires:


NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2018 12:34:48 PM
\$98.00 CHERRY
20180601000192580

