

(Name) George & Joan Mattinson
710 Cahaba Manor Drive
 (Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) James J. Odom, Jr.
800 First National-Southern Natural Building
 (Address) Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand, Five Hundred, Twenty-one and 16/100 DOLLARS
and the assumption of the mortgage described below
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Bruce H. Jacobs and wife, Margaret M. Jacobs,
 (herein referred to as grantors) do grant, bargain, sell and convey unto
George William Mattinson and Joan Leslie Mattinson

(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 87, and the North 4.9 feet of Lot 88, according to the survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Probate Office of Shelby County, Alabama.

BOOK 346 PAGE 82

SUBJECT TO: (1) Current taxes; (2) Easement and building line as shown by recorded plat; (3) Restrictions contained in Misc. Volume 21, Page 96; Misc. Volume 19, Page 269; and Misc. Volume 21, Page 100; (4) Right of way to Alabama Power Company as recorded in Volume 304, Page 11, and Misc. Volume 19, Page 266; (5) Right of way to Pelham Sewer Fund, as recorded in Volume 306, Page 946, and Volume 298, Page 677.

Grantees herein assume and agree to pay that certain mortgage from Sidney S. Ellis to Collateral Investment Company recorded in Volume 373, Page 240 and transferred to Federal National Mortgage Association in Misc. Volume 23, Page 800.

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 30th

day of March, 19 83.

WITNESS:

[Signature] (Seal) Bruce H. Jacobs (Seal)
[Signature] (Seal) Margaret M. Jacobs (Seal)
 STATE OF ALA. SHELBY CO.
 I CERTIFY THIS INSTRUMENT WAS FILED

STATE OF ALABAMA
JEFFERSON COUNTY

1983 APR -4 AM 8:43

Deed TAX \$11.00
 Rec 1.50
 Ind 1.00
13.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bruce H. Jacobs and wife, Margaret M. Jacobs, whose name S 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.

Return to the day the same bears date.
 North, Haskell, Slaughter, Young & Lewis
 1719 First National-Southern Natural Building
 Birmingham, Alabama
 Attention: James L. Odom, Jr.
 Given under my hand and official seal this 30th day of March, A. D., 19 83.