

379

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty One Thousand and 00/100 DOLLARS and the assumption of the mortgage recorded in Real 1351, page 616 in the Jefferson County Probate Office and in Vol. 358, page 495 in the Shelby County Probate Office. to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Richard K. Capps and wife, Sharon K. Capps
(herein referred to as grantors) do grant, bargain, sell and convey unto

Timothy E. Gowins and Betty A. Gowins

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Jefferson County, Alabama to-wit:

Lot 2, Block 6, according to the survey of Altadena Bend, Third Sector, as recorded in Map Book 106, page 90, in the Probate Office of Jefferson County, Alabama.

Subject to current taxes, easements, building lines, restrictions, Sanitary Sewer Agreements, agreements, and rights of way of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

BOOK 347 PAGE 647

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 1st day of June, 1983

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1983 JUN -8 AM 9:30
Richard K. Capps (Seal) Sharon K. Capps (Seal)
Sharon K. Capps (Seal)
Sharon K. Capps (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard K. Capps and wife, Sharon K. Capps 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 1st day of June A. D., 1983

Form 31-A

LAMAR HAM
ATTORNEY AT LAW

OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35209

[Signature]
Notary Public

My Commission Expires November 9, 1985