

(Name) Donald F. Waid
2321 Mountain Run
(Address) Birmingham, AL 35244

This instrument was prepared by

969

(Name) Dale Corley
2100 Sixteenth Avenue, South
(Address) Birmingham, AL 35205

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 ONE HUNDRED TWENTY SEVEN THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS (\$127,650.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ralph F. Little and wife, Carol M. Little

(herein referred to as grantors) do grant, bargain, sell and convey unto Donald F. Waid and wife, Judith B. Waid

(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 21, according to the Survey of Shadow Brook, as recorded in Map Book 6 on Page 102, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$100,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 348 PAGE 604

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 21st

day of July, 19 83

WITNESS:

Deed TAX 28.00 (Seal)
Rec 1.50 (Seal)
Fund 1.00 (Seal)
30.50 (Seal)
JUL 25 AM 9:25
434-153

Ralph F. Little (Seal)
Ralph F. Little (Seal)
Carol M. Little (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph F. Little and wife, Carol M. Little 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 21st day of July, A. D., 19 83

My Commission Expires: 9/7/83 Notary Public.