

SEND TAX NOTICE TO:
Richard Taylor Shiflett
2107 Ridgedale Drive
Birmingham, AL

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3312 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 36208

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

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty nine thousand seven hundred and no/100 (\$89,700.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Donald W. Thorn and wife, Judy Ann Thorn

(herein referred to as grantors) do grant, bargain, sell and convey unto Richard Taylor Shiflett and Cecile Ann Shiflett

(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 7, according to Riverchase West-Dividing Ridge Subdivision, First Addition, according to plat recorded in Map Book 7, page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1983.

Subject to protective covenants, easements, right-of-way, agreements, transmission line permits, Zoning ordinances, and notice of compliance certificate with Protective covenants of record.

\$ 56,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 348 PAGE 740

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 ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~we~~ (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 29th day of July, 1983

WITNESS:

(Seal)

(Seal)

(Seal)

Donald W. Thorn (Seal)
Donald W. Thorn
Judy Ann Thorn by Donald W. Thorn (Seal)
Judy Ann Thorn Attorney-in-fact. (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Donald W. Thorn, husband of Judy Ann Thorn 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 on the day the same bears date.

Given under my hand and official seal this 29th day of July A. D., 1983

Larry L. Halcomb
Notary Public.

The State of Alabama
Jefferson County

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Donald W. Thorn, whose name as Attorney in Fact for Judy Ann Thorn is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Attorney in Fact for Judy Ann Thorn, executed the same voluntarily on the day the same bears date.

Given under my hand this 29th day of July, 1983.

Jay J. Nelson
Notary Public

My Commission Expires 1/23/86

STATE OF ALA. SHELLEY ED.
I CERTIFY THIS
DEED WAS FILED
1983 AUG -1 AM 9:33
See Mtg #34-462
James D. Snowden, Jr.
JUDGE OF PROBATE

Deed tax 3300
Rec 300
Ind 100
3700

BOOK 8008
PAGE 741

Return to:

LARRY L. HALCOMB
ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35220

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203