

This instrument was prepared by

(Name) ROBERT O. DRIGGERS(Address) 1736 Oxmoor Road,
Birmingham, AL 35209WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTYThat in consideration of Seventy-three Thousand Five Hundred and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Doris Morrow Crutcher and husband, Owen Lee Crutcher; and June Morrow Gibson
Fletcher and husband, J. L. Fletcher, Jr.
(herein referred to as grantors) do grant, bargain, sell and convey untoRonald W. Boyer and Sandra C. Boyer
(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 E, Block 3, according to the survey of Riverwood, First Sector, as recorded in Map Book 8, Page 49, in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106's interest in the common area as defined in the declarations recorded in Misc. Volume 39, Page 880, in said Probate Office.

This conveyance is subject to the following:

1. Taxes for the year 1983 and thereafter.
2. All minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 220, Page 43; Volume 266, Page 741; Volume 247, Page 422 and Volume 279, Page 387, in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Volume 277, Page 219, and Volume 277, Page 442, and Deed Volume 334, Page 207, in said Probate Office.
5. Restrictions appearing of record in Misc. Volume 39, Page 880, in said Probate Office, Misc. Volume 40, Page 658 and Misc. Volume 40, Page 659.
6. A 25 foot building set back line on the Southeastern boundary of subject property running along River Wood Place; a 5 foot easement on the Southeastern boundary of subject property within the building set back line and running River Wood Place; a 10 foot easement on the Western boundary of subject property; CONTINUED ON BACK

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 18
day of August, 1983

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned Doris Morrow Crutcher and husband, Owen Lee Crutcher, and June Morrow Gibson Fletcher and husband, J. L. Fletcher, Jr. as a Notary Public in and for said County, in said State, hereby certify that June Morrow Gibson Fletcher and husband, J. L. Fletcher, Jr. 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 18 day of August, A. D., 1983

Form 31-A

My commission expires: 5/11/86

Robert O. Driggers
Notary Public.

CONTINUED ON REVERSE SIDE

Willard R. Watter et al

CONTINUED---

a 5 foot easement on the Northeastern boundary of subject property; a 20 foot easement running in a Northeasterly and Southwesterly direction across subject property; all as shown on recorded map.

\$49,800.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

This is not homestead property of any of the grantors.

June Morrow Gibson is one and the same individual as June Morrow Gibson Fletcher.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 AUG 26 AM 9:02

see Mr HBS-722

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

Deed TAX 24.00
Fee 4.00
Fund 1.00
29.00

Return to:

LAW OFFICES
FULFORD, POPENATTER,
DONOVAN & MULLINS

2326 HIGHLAND AVENUE
BIRMINGHAM, AL 35205

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

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