

1284

SEND TAX NOTICE TO:

(Name) Arvid L. Sundbeck(Address) 5501 Surrey Lane  
Birmingham, AL 35243

This instrument was prepared by

(Name) William H. Halbrooks Attorney  
Suite 820 Independence Plaza  
(Address) Birmingham, AL 35209

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand and no/100----- DOLLARSand the assumption of the mortgage herein:  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Kerry W. Hurst and wife, Brenda H. Hurst

(herein referred to as grantors) do grant, bargain, sell and convey unto

Arvid L. Sundbeck and Margaret O. Sundbeck

(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 22, according to the Survey of Wagon Trace  
as recorded in Map Book 6, page 140, in the Probate  
Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantees herein  
expressly assume and promise to pay that certain  
mortgage as recorded in Mortgage Vol. 387, page 976  
to Molton Allen & Williams and assigned to FNMA as  
recorded in Misc. Book 29, page 607, in said Probate  
Office and that certain mortgage to Uninited Virginia  
Mortgage Corp as recorded in Mortgage Book 413, page  
417, in said Probate Office according to the terms  
and conditions of said mortgage and the indebtedness  
thereby secured.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~~ (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), thisday of July STATE OF ALABAMA

WITNESS:

Deed TAX 20.00 1983 AUG 26 AM 9:02  
Rec 1.50  
Ind 1.00  
22.50  
Judge of Probate (Seal)X Kerry W. Hurst (Seal)  
Kerry W. Hurst  
X Brenda H. Hurst (Seal)  
Brenda H. Hurst (Seal)

STATE OF ALABAMA

COUNTY

I, the undersignedherby certify that Kerry W. Hurst and wife, Brenda H. Hurst a Notary Public in and for said County, in said State.whose name is 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 up and and official seal this 20th July D., 19 83X Nancy L. Bertram  
Notary Public

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