



This instrument was prepared by

(Name) James R. Moncus, Jr., Attorney

(Address) 1329 Brown Mark Tower, Birmingham, Al. 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen thousand six hundred and no/100 (\$15,600.00) DOLLARS

and other good and valuable consideration

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

Michael K. McCormick and his wife, Ann M. McCormick

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

Clifford C. Myers and Myra Myers

(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 the survey of Valley Station, First Sector, as recorded in Map Book 7, Page 47, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

That certain mortgage from Michael K. McCormick and Ann M. McCormick to Real Estate Financing, Inc. and recorded in Mortgage Book 403, Page 915 said mortgage being assigned to Federal National Mortgage Association in Misc. Book 36, Page 972 which Grantees agree to assume and pay.

BOOK 349 PAGE 643

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 30 day of Aug, 1983

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Michael K. McCormick  
MICHAEL K. MCCORMICK

Ann M. McCormick  
ANN M. MCCORMICK

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael K. McCormick and his wife, Ann M. McCormick 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of Aug, A. D., 1983

Form 31-A

James R. Moncus, Jr.

Attorney at Law

1329 Brown Mark Tower

2000 W. Avenue North

Notary Public.