

791

SEND TAX RECEIPT TO:

(Name) Joseph E. Cromwell, Sr.
2520 Valleydale Road
(Address) Birmingham, Alabama 35244

This instrument was prepared by
W. B. Hairston, Jr.
(Name) ENGEL, HAIRSTON, MOSES & JOHANSON
7th Floor, Watts Building
(Address) Birmingham, Alabama 35203

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety-nine Thousand and no/100 (\$99,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mario Cordova and wife, Mary Carolyn Cordova

(herein referred to as grantors) do grant, bargain, sell and convey unto
Joseph E. Cromwell, Sr. and wife, Patricia A. Cromwell

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

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Commence at the Northwest corner of the Northwest quarter of the Southeast quarter of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, thence run Southerly along the West line of said quarter-quarter 630.48 feet to a point, thence 38 deg. 37 min. 30 sec. left and run Southeasterly 139.41 feet to the point of beginning of the property being described, thence 1 deg. 01 min. right and run Southeasterly 181.95 feet to a point, thence 39 deg. 0 min. right and run Southerly 62.10 feet to a point, thence 43 deg. 35 min. left and run Southeasterly 225.54 feet to a point on the North right of way line of Valleydale Road, thence 104 deg. 38 min. left and run Northeasterly along the said North right of way line of Valleydale Road 244.83 feet to a point, thence 75 deg. 55 min. left and run Northwesterly 394.35 feet to a point, thence 88 deg. 57 min. left and run Southwesterly 175.55 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to: taxes due October next; all minerals of every kind and character not owned; and right of ways of record.

\$80,000.00 of the consideration came from a mortgage loan closed simultaneously herewith.

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 9-15-83

day of September, 19 83

WITNESS:

STATE OF ALA. SHELBY CO. 19 83
I CERTIFY THIS INSTRUMENT WAS FILED
Dated TAX 19.00
See 1.50
Jud 1.00
21.50
1983 SEP 16 PM 4:47
see Mtg #36-549
JUDGE OF PROBATE

Mario Cordova (Seal)
Mary Carolyn Cordova (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mario Cordova and wife, Mary Carolyn Cordova 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 15th day of September, A. D., 19 83
W. B. Hairston, Jr.
Notary Public.