

1454

(Name) Craig A. Fowler(Address) 1432 Caribbean CircleAlabaster, Alabama 35007

This instrument was prepared by

(Name) Dale Corley, Attorney2100 16th Avenue So.(Address) Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty Two Thousand and No/100 (\$62,000.00) DOLLARS

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

Jerry R. Beckett and wife, Cathy G. Beckett

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

Craig A. Fowler and wife, Sandra J. Fowler

(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 5 in Block 4, according to the map and survey of Southwind, Third Sector, as recorded in Map Book 7 Pages 25 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$53,000.00 of the above recited purchase price was paid 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 28th

day of October, 19 83

WITNESS:

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

1983 OCT 31 AM 10:23  
Jtg #38-526

STATE OF ALABAMA  
Jefferson COUNTY

(Seal)

(Seal)

(Seal)

Jerry R. Beckett

(Seal)

Jerry R. BeckettCathy G. Beckett

(Seal)

Cathy G. Beckett

(Seal)

Deed TAX 9.00  
Rec 1.50  
Ind 1.00  
11.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry R. Beckett and wife, Cathy G. Beckett 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 28th day of October, A. D., 19 83

Dale Corley

Notary Public

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