

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA 35007

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE THOUSAND SEVEN HUNDRED SIXTY-SEVEN AND 50/100TH (\$12,767.50) DOLLARS

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

RONALD M. PENN AND WIFE, SYLVIA E. PENN

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

BYRON W. WHITE AND WIFE, MARGARET L. WHITE

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY

County, Alabama to-wit:

One lot in Columbiana, Alabama, described as follows: Beginning at the SW corner of the SE1/4 of SE1/4 of Section 23, Township 21, Range 1 West, and running East 88 feet, thence North 505 feet to the South side of Sterrett Street, thence West along the South side of Sterrett Street 88 feet to the West line of said forty acres, thence South 505 feet to the point of beginning, being the West 88 feet of Lot No. 129, according to Horsley's Map of Columbiana, Alabama situated in Shelby County, Alabama.

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

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Alvin M. Stinson and Margaret Stinson Lyon dated July 8, 1976, as recorded in Mortgage Book 356, Page 105, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTORS' ADDRESS: 1795 Via Capri Merritt Island Fla. 32952

GRANTEES' ADDRESS: 209 West Sterrett Street, Columbiana, Alabama 35051

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 15TH day of DECEMBER, 1983

WITNESS:

NOTARY PUBLIC
SHELBY COUNTY, ALA.

Deed Tax

(Seal)

12.00

Ronald M. Penn

(Seal)

(Seal)

1.50

RONALD M. PENN

1983 DEC 16 PM 4:00

(Seal)

1.00

Sylvia E. Penn

(Seal)

(Seal)

15.50

SYLVIA E. PENN

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that RONALD M. PENN AND WIFE, SYLVIA E. PENN 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 15TH day of DECEMBER A. D., 19 83

J. M. [Signature]