

(Name) Mark A. Sullivan
1384 Belmont Drive
 (Address) Helena, Al 35080

This instrument was prepared by

(Name) Dale Corley, Attorney
2100 16th Avenue South
 (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 Eighteen Thousand Seven Hundred Ninety Two and No/100 (\$18,792.00) DOLLARS and the assumption of the hereinafter described mortgage, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Larry D. Nielsen and wife, Janis S. Nielsen

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

Mark A. Sullivan and wife, Lin Silver

(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 18, according to the Survey of Dearing Downs, 3rd Addition, as

recorded in Map Book 8, Page 15, in the Probate Office of Shelby

County, Alabama.

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

352 And as part of the consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc. recorded in Mortgage Book 407 Page 835, and assigned to Central Bank of Birmingham, as Trustee under a certain Trust Indenture with Alabama Housing Finance Authority, as recorded in Misc. Book 38, Page 799, in said Probate Office.

BOOK

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 19th day of December 1983

WITNESS:

Lin Silver (Seal)
Janis S. Nielsen (Seal)

Larry D. Nielsen (Seal)
Janis S. Nielsen (Seal)

1983 DEC 21 AM 10:32 (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

Deed Tax 19.00
 Dec 1.50
 Sub 1.00
 21.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry D. Nielsen and wife, Janis S. Nielsen 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 19th day of December A. D., 1983

Notary Public.