

This instrument was prepared by
LARRY L. HALCOMB
ATTORNEY AT LAW
(Name) 3012 OLD MONTGOMERY HIGHWAY
(Address) HOMEWOOD, ALABAMA 36206

382

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$ 33,500.00)

That in consideration of Thirty-three thousand five hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James D. Wallace and wife, Patricia S. Wallace

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

Margaret Fallon and Ben Littleton

(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 24, according to WAXA SUBDIVISION, the same being a part of Section 35, Township 24 North, Range 15 East, a plat of said subdivision, being recorded in Map Book 5, Page 5, in the Probate Office of Shelby County, Alabama. EXCEPT that part of the above described lot lying below that certain datum plane of 397 feet above mean sea level as established by the United States Coast and Geodetic Survey, as adjusted in January 1955. Situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1985.

Subject to restrictive covenants and conditions of record.

\$ 23,500.00 of the purchase price was paid from the proceeds of 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 X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~X (we)~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X (we)~~ (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~our~~ (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 6th day of February, 19 85

WITNESS:

STATE OF ALA. SHELBY CO.:

I CERTIFY THIS

Grand TAX 10.00 (Seal)

Rec 2.50 (Seal)

Sub 1.00 (Seal)

13.50

1985 FEB - 8 AM 9:19 (Seal)

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that James D. Wallace and wife, Patricia S. Wallace

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 6th day of February, 19 85