

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: William H. Halbrooks, Atty
Suite 820 One Independence Plaza
ADDRESS: Birmingham, AL 35209

Anthony G. Becnel
1218 Morning Star Lane
Alabaster, AL 35007

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

853
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

JEFFERSON COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Sixty Nine Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor, Engel Mortgage Company, Inc.
a corporation, in hand paid by Anthony G. Becnel and Anna V. Becnel, grantees
the receipt whereof is acknowledged, the said Grantor

does by these presents, grant, bargain, sell, and convey unto the said grantees

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

Lot 62, according to the Survey of Navajo Hills
7th Sector, as recorded in Map Book 7, page 95,
in the Office of the Judge of Probate Of Shelby
County, Alabama. Mineral and mining rights excepted.

Subject to taxes, easements and restrictions
of record.

Subject to statutory rights of redemption resulting from
deed in lieu of foreclosure as recorded in Deed Vol. 338,
page 292.
\$66,000.00 of the purchase price recited above
was paid from a mortgage loan closed simultaneously
herewith.

TO HAVE AND TO HOLD Unto the said
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 grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said grantor does for itself, its successors
and assigns, covenant with said
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns
shall, warrant and defend the same to the said

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Joel D. Cornett

has hereunto set its
signature by Engel Mortgage Company, Inc. its Vice President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 20th day of May, 1982.

ATTEST:

Secretary.

WILLIAM H. HALBROOK
SUITE 820
11 INDEPENDENCE PLAZA
BIRMINGHAM, AL 35209

By

Vice President

Birmingham, Ala.

ALABAMA TITLE COMPANY, INC.

CORPORATION

10

JEFFERSON COUNTY;

, a Notary Public in and for said

May , 1982

Notary Public

1982 MAY 26 AM 9 47

JUDGE OF PROBATE

Handwritten:

Recd	350
Rece	300
Paid	100
	750