

748

SEND TAX NOTICE TO:
Loyal Brown
416 Cross Creek Trail
Pelham, AL

This instrument was prepared by
(Name) Lamar Ham, Attorney at Law
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seven Thousand and no/100 (\$7,000.00) DOLLARS
and assumption of the mortgage recorded in Volume 393, page 146 in the Probate Office of
Shelby County, Alabama
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert Sheffield Fullerton and Jane M. Fullerton
(herein referred to as grantors) do grant, bargain, sell and convey unto

Loyal Brown and C.H. Brown
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

BOOK 343 PAGE 261

Lot 5, Block 3, according to the Survey of Cahaba Valley Estates, Second
Sector, as recorded in Map Book 5, page 93 in the Probate Office of
Shelby County, Alabama.

Subject to current taxes, building lines, easements, restrictions and rights of way
of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured
by the above mortgage.

"Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to
pay the indebtedness evidenced by that certain mortgage made by Robert Sheffield Fullerton and Jane
M. Fullerton to Collateral Investment Company, which mortgage is recorded in the Office of the
Judge of the Probate Court of Shelby County, Alabama, in mortgage record volume 393, page 146. And
for the same consideration Grantees herein hereby assume the obligations of Robert Sheffield
Fullerton and Jane M. Fullerton, under the terms of the instruments and VA Regulations authorizing,
creating and securing the loan to indemnify the VA to the extent of any claim payment arising from
the guaranty or insurance of the indebtedness above mentioned."

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 (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless other-
wise 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 21st
day of October, 1982

WITNESS:
[Signature] (Seal)
1982 OCT 26 AM 9:03 (Seal)
[Signature] (Seal)

Robert Sheffield Fullerton (Seal)
ROBERT SHEFFIELD FULLERTON
Jane M. Fullerton (Seal)
JANE M. FULLERTON

STATE OF ALABAMA
JEFFERSON COUNTY

Deed 7.00
Rec. 1.50
Tul. 1.00
9.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Robert Sheffield Fullerton and wife, Jane M. Fullerton
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 21st day of October, 1982 A. D.,

[Signature]
Notary Public.
My Commission Expires September 9, 1985