

(Name) Robert M. Clark
1223 Southwind Drive
 (Address) Helena, AL 35080



1983010300000730 Pg 1/1 .00
 Shelby Cnty Judge of Probate, AL
 01/03/1983 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name) John F. De Buys, Jr., Attorney
2100 - 16th Avenue, South
 (Address) Birmingham, AL 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 FIFTEEN THOUSAND AND NO/100 (\$15,000.00) 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,

Floyd O. Lohr, Jr. and wife, Susan Blake Lohr

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

Robert M. Clark and wife, Anita M. Clark

(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 42, according to the Survey of Dearing Downs, First

Addition, as recorded in Map Book 6, Page 141, in the

Office of the Judge of Probate of Shelby County, Alabama.

Subject to: (1) Taxes due in the year 1983, a lien; but not due and payable until October 1st, 1983; (2) easement as shown by recorded map; (3) building line as shown by recorded map; (4) restrictions contained in Misc. Volume 18, Page 598, in the Probate Office of Shelby County, Alabama; (5) right of way with Alabama Power Company recorded in Volume 55, Page 454, in the Probate Office of Shelby County, Alabama.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Real Estate Financing, Inc., as recorded in Volume 380, Page 827, and assigned to Germantown Savings by instrument recorded in Misc. Volume 27, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

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 29th day of December, 1982.

WITNESS:

STATE OF ALABAMA, SHELBY CO.
 I CERTIFY THIS (Seal)

1983 JAN -3 AM 10:03 (Seal)

Floyd O. Lohr, Jr. (Seal)
Susan Blake Lohr (Seal)

STATE OF ALABAMA }
 JEFFERSON COUNTY } JUDGE OF PROBATE

Send TAX 15.00
 Rev 1.50
 Fund 1.00
17.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Floyd O. Lohr, Jr. and wife, Susan Blake Lohr 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 29th day of December, A. D., 19 82.

Conley H. Humes

John F. De Buys, Jr. Notary Public.

BOOK 344 PAGE 395