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(Name) William Donald Anderson
 2555 Tahiti Terrace
 (Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Dale Corley, 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.



1983010500001610 Pg 1/1 .00
 Shelby Cnty Judge of Probate, AL
 01/05/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTEEN THOUSAND TWO HUNDRED AND NO/100----- (\$18,200.00) 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,

Leslie Lee Beaver and wife, Linda S. Beaver

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

William Donald Anderson and wife, Cheryl B. Anderson

(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 28, in Block 7, according to the Survey of Southwind,

Fourth Sector, as recorded in Map Book 7, Page 97, in the

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

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

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 399, Page 392, in the Office of the Judge of Probate of Shelby County, Alabama.

\$11,450.00 of the purchase price recited above was paid from purchase money second 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 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 31st

day of December, 19 82.

WITNESS:

ALABAMA SHELBY COUNTY
 JUDGE OF PROBATE
 THIS INSTRUMENT WAS FILED

1983 JAN -5 AM 8:52

(Seal)

(Seal)

(Seal)

See Mtg 426-
 Need tax - 700
 150
 100

Leslie Lee Beaver (Seal)
 Leslie Lee Beaver

Linda S. Beaver (Seal)
 Linda S. Beaver

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned

hereby certify that Leslie Lee Beaver and wife, Linda S. Beaver a Notary Public in and for said County, in said State,

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 31st day of December A. D., 19 82.

Charles W. White

Notary Public.

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