

244

(Name) Leroy V. Berry

This instrument was prepared by

(Address) 113 Riverchase Parkway West

(Name) MARVIN WILLIAMS, JR.

(Address) 308 Jefferson Federal Building, Birmingham 35203

19830110000003350 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/10/1983 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand and no/100 - - - - - DOLLARS
~~assumption of the hereinafter described mortgage, and execution of a purchase~~
~~money mortgage in the amount of \$20,864.00~~
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Edwin M. Gleason and wife, Janice B. Gleason

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

Leroy V. Berry and Gloria Berry

(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 40, according to Survey of Riverchase Country Club Residential Subdivision, as recorded in Map Book 6, Page 137, and re-recorded in Map Book 7, Page 114, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, recorded in Volume 127, Page 140, Volume 129, Page 205, and Volume 92, Page 474 in the Probate Office of Shelby County, Alabama. Also subject to restrictions as recorded in Misc. Volume 14, Page 536, and amended by Misc. Volume 17, Page 550 in said Probate Office. Also subject to agreement for sewer line connection as recorded in Volume 307, Page 371 in said Probate Office. Also subject to easements as shown by recorded plat. Also subject to rights of way to Alabama Power Company as recorded in Volume 299, Page 187; Volume 131, Page 389; Volume 133, Page 291 and Volume 136, Page 131 in said Probate Office.

Also subject to mortgage from Edwin M. Geason and wife, Janice B. Gleason to Home Federal Savings and Loan Association of the South as recorded in Volume 405, Page 212 in the Probate Office of Shelby County, Alabama, which mortgage grantees assume and agree to pay.

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 7th day of January, 1983.

WITNESS:

Deed Tax. \$0.00 1983 JAN 10 AM 8:30 (Seal)
Rec 1.50
Ind 1.00
22.50
JUDGE OF PROBATE (Seal)

Edwin M. Gleason (Seal)
Edwin M. Gleason (Seal)
Janice B. Gleason (Seal)
Janice B. Gleason (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

I, the undersigned Edwin M. Gleason and wife, Janice B. Gleason, a Notary Public in and for said County, in said State, hereby certify that 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 7th day of January

Marvin Williams, Jr.
Notary Public.