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This instrument was prepared by
J. Dan Taylor/Smyer, White,
Taylor, Evans & Sanders
2025 Fourth Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Jerome L. Dupuy
2709 Royal Lane
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety Thousand Four Hundred and 00/100 (\$90,400.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, GRANT C. SNEAD and wife MARY M. SNEAD (herein referred to as grantors) do grant, bargain, sell and convey unto JEROME L. DUPUY and PEGGY H. DUPUY (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 38, according to the survey of Royal Oaks, Second Sector, as recorded in Map Book 7, page 77 in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, and right of ways of record.

\$85,850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 7th day of April, 1983.

BOOK 346 PAGE 287
Send TAX 5.00
Rec 1.50
Jud 1.00
7.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See 449-534
1983 APR 12 AM 9:14

GRANT C. SNEAD

MARY M. SNEAD

STATE OF ALABAMA
JEFFERSON COUNTY JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that GRANT C. SNEAD and wife MARY M. SNEAD whose names 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 April, 1983.

MY COMMISSION EXPIRES:

8/27/86

J. Dan Taylor
Notary Public