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(Name) Steven Reardon

(Address) 5102 Shamrock Drive
Helena, Alabama 35080

This instrument was prepared by

(Name) Dale Corley, Attorney

(Address) 2100 Sixteenth Avenue, South, 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 Six Thousand Five Hundred and No/100 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,

Jerry D. Smith and wife, Gail F. Smith

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

Steven Reardon and wife, Anne Acton-Reardon

(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 18, according to the survey of Shannon Glen, as recorded in Map Book 7, Page 94, in the Probate Office of Shelby County, Alabama.

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

And as further consideration, the herein grantee expressly assumes and promises to pay that certain mortgage to Leedy Mortgage Company, as recorded in Volume 395, Page 272, and transferred to Buffalo Savings Bank, as recorded in Misc. Volume 33, Page 353, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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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 April, 19 83.

WITNESS:

Deed TAX 6.50 STATE OF ALA. SHELBY CO.
Rec 1.50 I CERTIFY THIS
Jud 1.00 INSTRUMENT WAS FILED
9.00 1983 MAY -3 AM 8:25
(Seal)

Jerry D. Smith (Seal)
Jerry D. Smith
Gail F. Smith (Seal)
Gail F. Smith (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

Thomas A. [Signature]
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry D. Smith and wife, Gail F. Smith

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 April, A.D., 19 83

My Commis expires: September 7, 1983 My Public.