

SEND TAX NOTICE TO:

(Name) James M. Bennett

(Address) 728 Dividing Ridge Drive  
Birmingham, Alabama 35244

This instrument was prepared by

(Name) Frank K. Bynum, 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 THIRTY TWO THOUSAND SEVEN HUNDRED TWENTY FIVE & NO/100 (\$32,725.00) 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,

Buford R. McCarty and wife, Brenda A. McCarty

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

James M. Bennett and wife, Trudy S. Bennett

(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 29, according to the survey of Riverchase West, Dividing Ridge, First  
Addition as recorded in Map Book 7, page 3 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.

As part of the consideration herein, the grantees agree to assume and pay the unpaid  
balance of that certain mortgage to First Southern Federal Savings and Loan Association  
of Mobile filed for record 11-2-78 in Vol. 384, page 772 in the Probate Office of  
Shelby County, Alabama.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1983 MAY -6 AM 9:43

Thomas A. Shanderson  
JUDGE OF PROBATE

Deed to - 3200  
Rec. 1.50  
Ind. 1.00  
35.50

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:

(Seal)  
(Seal)  
(Seal)

Buford R. McCarty (Seal)  
Brenda A. McCarty (Seal)  
(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Buford R. McCarty and wife, Brenda A. McCarty  
whose name is 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

Carley, Thomas, et al

Frank K. Bynum

BOOK 347 PAGE 19