



This instrument was prepared by

(Name) Anthony D. Snable, Attorney
628 Pleasant Grove Road
(Address) Pleasant Grove, Al 35127

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand and no/100 (\$18,000.00) DOLLARS
and 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,
Richard Alan Purdy and wife, Terry C. Purdy and Jo Ann Graffeo, an unmarried woman

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

Paul A. York and wife, Carol C. York

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Part of the South Half of the Northwest Quarter of the Southwest Quarter of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Northeast corner of the said South Half of the Northwest Quarter of the Southwest Quarter; thence run South along the East line thereof for 342.59 feet; thence an angle right of 112 degrees 19 minutes and run in a Northwesterly direction, 443.99 feet to the center of a public road; thence an angle right of 93 degrees 50 minutes and run along said road 180.0 feet to the North line of said South Half; thence right and run in an Easterly direction along said North line 331.47 feet to the point of beginning. LESS AND EXCEPT any part within the right of way for public road.

Subject to:

1. Advalorem taxes for the current tax year, 1983.

As a part of the consideration herein the grantees assume and agree to pay the balance of that certain mortgage executed by Richard Alan Purdy and Jo Ann Purdy to Jackson Company, recorded in Mortgage Book 369, Page 208, in the Probate Office of Shelby County, Alabama.

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

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 11th day of June, 19 83

WITNESS:

Deed TAX 12.00 (Seal)
Rec 2.00
Ind 1.00 JUN 16 AM 11:31 (Seal)
21.00 (Seal)

Richard Alan Purdy (Seal)
Richard Alan Purdy
Terry C. Purdy (Seal)
Terry C. Purdy
Jo Ann Graffeo (Seal)
Jo Ann Graffeo

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Alan Purdy and wife, Terry C. Purdy and Jo Ann Graffeo, an unmarried woman 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 11th day of June, A. D., 19 83