

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

SEND TAX NOTICE TO:
Robert L. Shearin
1933 Crossvine Road
Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty nine thousand and no/100 (\$129,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ellen Rebecca B. Hickel and husband, David Ryan Hickel
(herein referred to as grantors) do grant, bargain, sell and convey unto
Robert L. Shearin and Mary Anne Shearin

(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 14, Riverchase West Residential Subdivision, Second Addition, a subdivision of Riverchase, according to plat recorded in Map Book 7, page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1983.

Subject to restriction, easements and right-of-way of record.

\$ 103,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Ellen Rebecca B. Hickel is one and the same as Becky Mangrum, one of the grantees in deed book 314, page 137 and also one and the same as Ellen Rebecca Mangrum, the grantee in deed book 328, page 113.

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

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 15th day of June, 19 83

WITNESS:

Deed Tax 26.00 (Seal)
Rec 1.50
Ind 1.00 (Seal)
28.50
1983 JUN 17 AM 8:50 (Seal)
432-473

Ellen Rebecca B. Hickel (Seal)
ELLEN REBECCA B. HICKEL
David Ryan Hickel (Seal)
DAVID RYAN HICKEL (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Ellen Rebecca B. Hickel and husband, David Ryan Hickel whose name s are 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 15th day of June A. D., 19 83