

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

This instrument was prepared by

1031

(Name) Mike T. Atchison, Attorney at Law

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand and no/100 (\$20,000.00) DOLLARS and the execution of a purchase money mortgage recorded simultaneously herewith to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jean Foster Lowe and husband, Johnny Leroy Lowe, Jr.

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

Thomas O. Diffie and Renee A. Diffie

(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 25, in Shelby Shores, First Addition, according to map of said Shelby Shores, First Addition, recorded in Probate Office of Shelby County, Alabama, in Map Book 5, Page 29. Situated in Shelby County, Alabama.

Subject to taxes for 1983 and subsequent years.

Subject to easements, rights of way, permits, and roadways of record or in evidence through use.

Subject to restrictions of record.

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 17<sup>th</sup> day of June, 19 83.

WITNESS:

Frank W. Tombrello (Seal)

Jean Foster Lowe (Seal)  
Jean Foster Lowe

\_\_\_\_\_ (Seal)

Johnny Leroy Lowe, Jr. (Seal)  
Johnny Leroy Lowe, Jr.

\_\_\_\_\_ (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jean Foster Lowe, a married woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of June, A. D., 19 83  
SEE REVERSE SIDE FOR ADDITIONAL ACKNOWLEDGMENT. Mike T. Atchison  
Notary Public.

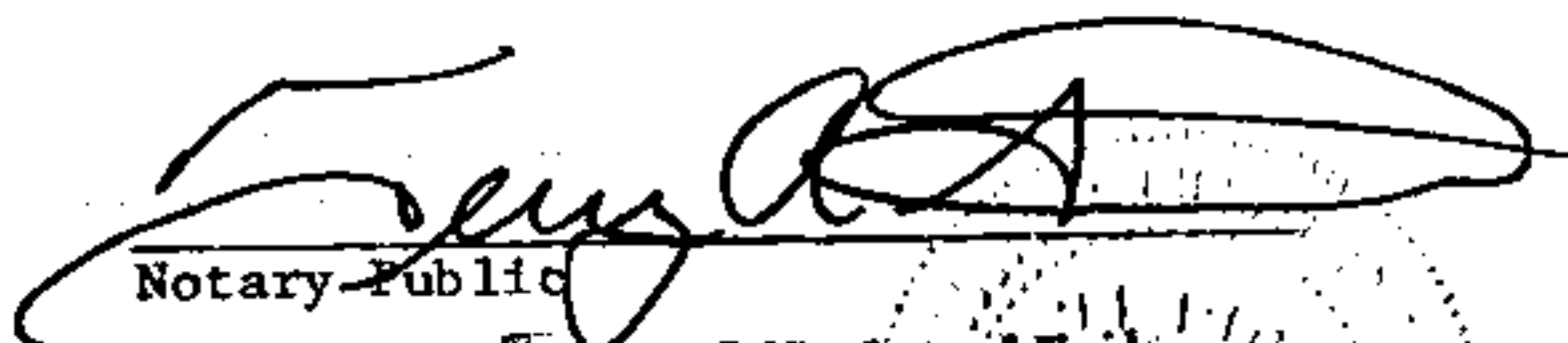
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STATE OF FLORIDA

Bradford COUNTY

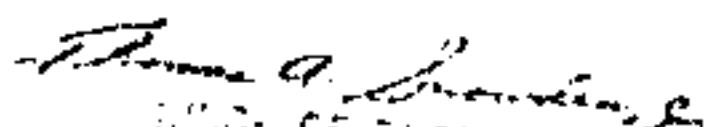
General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Johnny Leroy Lowe, Jr., a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this 9<sup>th</sup> day of June, 1983.

  
Notary Public  
Notary Public, State of Florida  
My Commission Expires Jan. 1, 1987  
Bonded Three Thousand Dollars

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

1983 JUN 22 AM 9:31

  
THOMAS A. LAWRENCE  
JUDGE OF PROBATE

Deed Tax 20.00  
Dee 3.00  
Jud 1.00  
24.00

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RETURN TO

TO

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.  
Title Insurance  
BIRMINGHAM, ALA.