

1398

SEND TAX NOTICE TO:

(Name) Gaitha K. Blackmon

(Address) 1917 Chandalar Court
Pelham, Alabama 35124

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.

- ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty Six Thousand and No/100 (\$56,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James P. Paris and wife, Shirley B. Paris

(herein referred to as grantors) do grant, bargain, sell and convey unto
Gaitha K. Blackmon

(herein referred to as GRANTEES) the following described real estate situated in

Shelby County, Alabama to-wit:

BOOK 340 PAGE 150

Unit "A", Building 4, Lot 3, of Chandalar South Townhouses, as recorded in Map Volume 7, Page 156 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Westerly corner of Lot 3; thence in a South-easterly direction along the Southwest line of Lot 3, a distance of 14.90 feet; thence 90 degrees left in a Northeasterly direction a distance of 20.0 feet to the point of beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Units "A", "B", "C" and "D", and the center line of the wood fence joining the Westerly corner of Unit "A"; thence continue in a Northeasterly direction along the center line of said fence, wall and fence, being the Northwest side of Unit "A", a distance of 68.0 feet to the most Northerly corner of the fence enclosing the backs of Units "A", "B", "C" and "D"; thence right in a Southeasterly direction along the center line of last described fence a distance of 26.21 feet to intersection of the center line of the wood fence common to Units "A" and "B"; thence right in a Southwesterly direction along the center line of said fence, party wall and fence a distance of 68.0 feet to intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Northwesterly direction along the center line of last described fence a distance of 26.07 feet to the point of beginning.

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

\$53,200.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES ^{her heirs} 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 covered 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 ^{her} 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 ^{her} and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 16th

day of June 1983

WITNESS:

Beverly Gardner (Seal)

Beverly Gardner (Seal)

STATE OF ALABAMA JUDGE OF PROBATE

Dorchester COUNTY

James P. Paris (Seal)
Shirley B. Paris (Seal)

Land TAX 3.00
Fee 1.50
Jud 1.00
5.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James P. Paris and wife, Shirley B. Paris

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 16th day of June A. D. 1983

Beverly Gardner (Seal)
My Commission Expires: 7-1-86 Notary Public.