

244

Saltwater to!
M. L. Hays Denso
6249 Victoria Dr
Helena, AL 35080

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 2010 City Federal Bldg. Birmingham, Alabama 35203

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 Fourteen Thousand Five Hundred and NO/100 (114,500.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Harold S. Warne and Roberta R. Warne , husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto
Lloyd M. Denson and Linda S. Denson , husband and wife

(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 60 according to the Survey of Valley Station Second Sector, as recorded
in Map Book 7, page 48 in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year.

Also subject to easements and restrictions of record.

\$108,000.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

BOOK 348 PAGE 323

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 other-
wise 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 30th
day of June, 1983

WITNESS: STATE OF ALA. SHELBY CO.

<u>See my 42309.426</u> (Seal)	<u>Seed tax 6.50</u>	<u>Harold S. Warne</u> (Seal)
<u>1983 JUL -7 AM 9:21</u>	<u>1.50</u>	<u>Harold S. Warne</u>
	<u>1.00</u>	<u>Roberta R. Warne</u> (Seal)
	<u>9.00</u>	<u>Roberta R. Warne</u> (Seal)
<u>Thomas L. Foster</u> (Seal)		

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Harold S. Warne and Roberta R. Warne , husband and wife
whose name s 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 30th day of June A. D., 89

[Signature]
Notary Public