

This instrument was prepared by

(Name) Donald L. Newsom CORRETTI & NEWSOM  
1804 7th Avenue North  
(Address) Birmingham, Al 35203



**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIX THOUSAND SIX HUNDRED THIRTEEN (\$6,613.) DOLLARS  
AND THE 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,

William T. Tarpley and wife, Mary Sheila Wier Tarpley

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

James W. Huffer and wife, Suzanne B. Huffer

(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 137, in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By Laws and Amendments thereto as recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344, in said Probate Office, together with an undivided .0111225% interest in the common elements as set forth in said declaration, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the current year 1983 and subsequent years. (2) Easements as shown by Condominium map. (3) Limitations and conditions as set for in the Condominium Act. (4) Terms and conditions as set forth in the Declaration of Condominium, By Laws and Amendments as recorded in Misc. Book 12, Page 87, and amended by Misc. Book 13, Page 2,; and Misc. Book 13, Page 4, and Misc. Book 13, Page 344, in said Probate Office.

Grantees herein agree to assume that certain first mortgage in favor of United Federal Savings & Loan Association, with a principal balance remaining of approximately \$59,174.48, and agree to pay remaining payments according to the terms and conditions set for in said mortgage, recorded in Volume 397, at Page 655, in said Probate Office.

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 27th day of June, 1983.

WITNESS:

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC

1983 JUL -7 AM 8:16

deed tax 7.00  
Rec. 1.50  
Ad. 1.00  
9.50

William T. Tarpley (Seal)  
William T. Tarpley  
Mary Sheila Wier Tarpley (Seal)  
Mary Sheila Wier Tarpley (Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William T. Tarpley and wife, Mary Sheila Wier Tarpley 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 27th day of June, A. D., 1983