

(Name) Ralph D. Irvin, Jr.

(Address) 1726 Tahiti Lane
Alabaster, AL 35007

997

This instrument was prepared by

(Name) William H. Halbrooks Attorney
Suite 820 Independence Plaza
Birmingham, AL 35209

(Address) _____

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Fifteen Thousand and no/100-----

That in consideration of _____ DOLLARS

and the assumption of the mortgage herein:
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Steven P. Taylor and wife, Susan E. Taylor

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

Ralph D. Irvin, Jr. and Sandra Irvin

(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 19 in Block 1, according to the Map and Survey of Southwind, Second Sector, as recorded in Map Book 6, page 106, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage as recorded in Mtg Book 410, page 294 to Real Estate Financing, Inc. * in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

* and assigned to Central Bank in Misc Book 39, page 869, in said Probate Office.

BOOK 348 PAGE 614

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 (we) (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 20th day of July 1983

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Deed TAX 15.00
Rec 1.50
Jud 1.00
17.50 1983 JUL 25 AM 10:33

Steven P. Taylor (Seal)
Susan E. Taylor (Seal)
Susan E. Taylor (Seal)

STATE OF ALABAMA Thomas A. Irwin (Seal)
JUDGE OF PROBATE
JEFFERSON COUNTY

I, the undersigned _____ a Notary Public in and for said County, in said State, hereby certify that Steven P. Taylor and wife, Susan E. Taylor 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 20th day of July A. D., 1983

William H. Halbrooks
Notary Public.