

56

(Name) Samuel D. Munyer
 1203 Southwind Drive
 (Address) Helena, AL 35080

This instrument was prepared by

(Name) Frank K. Bynum
 2100 Sixteenth Avenue, South
 (Address) Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. Derrell Parham and wife, Sharon M. Parham

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

Samuel D. Munyer and Joan D. Lee

(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 32, according to the Survey of Dearing Downs, First Addition,
 as recorded in Map Book 6, Page 141, in the Office of the Judge
 of Probate of Shelby County, Alabama.

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

\$67,500.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 348 PAGE 745

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 29th

day of July 19 83

WITNESS:

STATE OF ALABAMA, SHELBY CO.

I HEREBY CERTIFY THAT

THIS INSTRUMENT WAS FILED

See Mtg 434-11 488

1983 AUG -1 AM 10:26

deed tax 1250

(Seal)

Reg. 1.50

(Seal)

1.00

(Seal)

1500

(Seal)

J. Derrell Parham

(Seal)

J. Derrell Parham

(Seal)

Sharon M. Parham

(Seal)

Sharon M. Parham

(Seal)

STATE OF ALABAMA PROBATE

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Derrell Parham and wife, Sharon M. Parham, 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 29th day of July A. D., 19 83

Carley Thomas et al

My Commission Expires: 11/30/84

Notary Public.