

SEND TAX NOTICE TO:

(Name) Michael T. Predmore

(Address) Rt. 1 Box 144
Harpersville, AL 35078

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,

That in consideration of Forty Nine Thousand dFive Hundred and no/100----- DOLLARS

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

Billy F. McWhorter AND Alma E. McWhorter

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

Michael T. Predmore and Marcella H. Predmore

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Begin at a point on the North line of the NE 1/4 of SW 1/4 of Section 23, Township 19 Range 1 East which point is 330 feet east of the Northwest corner of said NE 1/4 of SW 1/4, run Thence South parallel with the West line of said NE 1/4 of SW 1/4 to the Florida Short Route Highway right of way, thence easterly along said right of way to a point on same which is 660 feet east of the West line of said NE 1/4 of SW 1/4, run thence North to the North line of said NE 1/4 of SW 1/4, thence West 330 feet to the point of beginning, being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes, easements and restrictions of record.

\$ 47,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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) 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 our hand(s) and seal(s), this 25th day of July, 19 83

WITNESS:

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
DEED WAS FILED
See Mtg 434 pg. 493
1983 AUG -1 AM 11: 21

Rec'd tax 2.00
Rec'd 1.50
Sub. 1.00
4.50

Billy F. McWhorter (Seal)
Alma E. McWhorter (Seal)
Alma E. McWhorter (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, Billy F. McWhorter unmarried, Alma E. McWhorter unmarried a Notary Public in and for said County, in said State, hereby certify that the undersigned whose name 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 25th day of July, A. D., 19 83
William H. Halbrooks
Notary Public.

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