

REVUE TAXONOMIQUE

(Name) Martin L. Muzer

(Address) 1309 Yellowleaf Circle  
Maylene, AL 35114

This instrument was prepared by

529

✓ William H. Halbrooks, Attorney  
~~Name~~ Suite 820 Independence Plaza  
Birmingham, AL 35209  
(Address)  
FM No. ATC 27 Rev. 5/82  
WARRANTY DEED: JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA

STATE OF ALABAMA }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand Five Hundred and no/100 DOLLARS  
and the assumption of the mortgage herein:

David W. Carlington and wife, Elizabeth Carlington

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Martin L. Muzer and Sarah D. Muzer

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

Shelby County, Alabama 19-1111

Lot 48, according to the Survey of Eagle Wood Estates, First Sector as recorded in Map Book 7, page 45, in the Probate Office of Shelby County, Alabama, being situated in 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 MtgBook 392, page 331 to Johnson & Assoc. and assigned to FNMA in \* in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\*Misc Book 31, page 111 and Misc. Book 31, page 619..

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 ~~as~~<sup>X</sup> 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.

we our 5th  
IN WITNESS WHEREOF, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand(s) and seal(s), this \_\_\_\_\_.  
day of August, 1983

**WITNESS:**

David W. Carlington (Seal)  
David W. Carlington  
Elizabeth Carlington (Seal)  
Elizabeth Carlington

STATE OF ALABAMA 1983 AUG 10 AM 8:30  
JEFFERSON COUNTY

12.00

the undersigned, a Notary Public in and for said County, in said State,  
I, \_\_\_\_\_, a Notary Public in and for said County, in said State,  
hereby certify that David W. Garlington and wife, Elizabeth Garlington,  
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 this 10th day of January 1855. 5th

August.

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A. D., 19