

(Name) Martin L. Muzer

(Address) 1309 Yellowleaf Circle
Maylene, AL 35114

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This instrument was prepared by

William H. Halbrooks, Attorney
820 Independence Plaza
Birmingham, AL 35209

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 Nine Thousand Five Hundred and no/100 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,

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

(having appeared to us GRANTEES as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

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BOOK

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 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 ~~we~~ do for myself (ourselves) and for my(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 our 5th
day of August, 1983, have hereunto set hand(s) and seal(s), this

WITNESS:

(Seal)

(Seal)

(Seal)

David W. Carlington (Seal)

Elizabeth Carlington (Seal)

Elizabeth Carlington (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

1983 AUG 10 AM 8:30

Send TAX 9.50
Rec 1.50
Ind 1.00
12.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David W. Carlington and wife, Elizabeth Carlington 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 5th day of August, A.D., 1983



William H. Halbrooks

Notary Public