

SEND TAX NOTICE TO:

(Name) John A. Onderdonk  
106 Forest Parkway  
(Address) Montevallo, AL 35115

This instrument was prepared by

(Name) Frank K. Bynum  
2100 Sixteenth Avenue, South  
(Address) Birmingham, AL 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 SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$17,500.00) AND THE DOLLARS ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Philip S. Moyer and wife, Patricia A. Moyer

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

John A. Onderdonk and Samlee Onderdonk

(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 4, according to Survey of Park Forest Subdivision - First Sector, as recorded in Map Book 7, Page 155, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

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

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Johnson & Associates Mortgage Co., as recorded in Volume 407, Page 370, and transferred to Central Bank of Birmingham, as recorded in Misc. Volume 38, Page 196, in the Probate Office of Shelby County, Alabama.

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 15th day of August, 1983.

WITNESS:

Camela R. Quallen (Seal)  
Camela R. Quallen (Seal)

Philip S. Moyer (Seal)  
Philip S. Moyer  
Patricia A. Moyer (Seal)  
Patricia A. Moyer (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY } I CERTIFY THIS INSTRUMENT WAS FILED  
1983 AUG 22 AM 10:41

Paid TAX 17.50  
Fee 1.50  
Fund 1.00  
20.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Philip S. Moyer and wife, Patricia A. Moyer 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 15th day of August, A. D., 1983.

Frank K. Bynum  
Notary Public

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