

This instrument was prepared by

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(Name) Holliman, Tucker & Ladner

(Address) 1610 Fourth Avenue, North, Bessemer, AL 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand and No/100 DOLLARS

And the 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,

Stephen A. Jones and wife, Carol B. Jones

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

Raymond L. Williamson and wife, Sheena J. Williamson

(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 1, Block 3, according to the Survey of Meadowview, First Sector, as recorded in Map Book 6, Page 48, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

As part of the consideration, Grantees herein assume and agree to pay, according to its terms and tenor, that certain first mortgage debt on which there is an unpaid principal balance of \$34,888.71. Said mortgage from Grantors herein to Real Estate Financing, Inc., dated October 5, 1976, and recorded in Mortgage Book 358, Page 525, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1983.
2. Building setback line of 35 feet reserved from Meadowlark Place and Shelby County Highway 12 as shown by plat.
3. Public utility easements as shown by recorded plat, including an irregular easement through center of subject property.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 11, Page 174, and Deed Book 234, Page 818, in Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 151, Page 96, said Probate Office.
6. Easement to South Central Bell, recorded in Deed Book 292, Page 623.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 19th day of August, 19 83

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1983 AUG 24 AM 8:44 (Seal)

Stephen A. Jones (Seal)
Carol B. Jones (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen A. Jones and wife, Carol B. Jones 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 19th day of August, A. D., 19 83