

SEND TAX NOTICE TO:

(Name) Gary R. James
1024 Henry Drive
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Frank K. Bynum
2100-16th 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 NINE THOUSAND FIVE HUNDRED ELEVEN AND 62/100--- (\$9,511.62) 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,

Kenneth Robert Smith and wife, Margaret L. Smith

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

Gary R. James and wife, Judy M. James

(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 24, according to the Survey of Scottsdale, First Addition, as
recorded in Map Book 7, Page 14, in the Office of the Judge of
Probate of Shelby County, Alabama.

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 Engel Mortgage Company, Inc., as recorded in Mortgage
Volume 391, Page 657, and assigned to Federal National Mortgage Association by instrument
recorded in Misc. Volume 31, Page 242, in the Office of the Judge of Probate 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 X (we) do for ~~ourselves~~ and for ~~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 ~~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

day of 19

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

1983 SEP - 7 AM 9:52 (Seal)

Kenneth Robert Smith (Seal)
Margaret L. Smith (Seal)

STATE OF TENNESSEE
INDEPENDENT CITY COUNTY

Deed TAX 10.00
Res 1.50
Ind 1.00
12.50

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Kenneth Robert Smith and wife, Margaret L. Smith
whose name s 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 15 day of April A. D., 1983

MY COMMISSION EXPIRES: 3-26-86

(SEAL)

Notary Public