

463

SEND TAX NOTICE TO:

(Name) Ricky Knowles

(Address) 5331 Highland Ave.  
Adamsville, AL 35005

This instrument was prepared by

(Name) Harold H. Goings, Attorney  
2100 - 16th Avenue, South  
(Address) Birmingham, Alabama 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 TWENTY FOUR THOUSAND AND NO/100----- (\$24,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Larry Dwayne Bryant and wife, Cynthia Louise Bryant

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

Ricky Knowles and wife, Jeannie Knowles

(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 10, according to The Willow Ridge Addition to Indian

Springs as recorded in Map Book 7, Page 76, 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.

BOOK 349 PAGE 936

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 9th

day of SEPTEMBER, 19 83

WITNESS:

Deed TAX 24.00  
Rec 1.50  
Fund 1.00  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
26-SEP-1983 SEP 13 AM 11:01  
(Seal)

Larry Dwayne Bryant (Seal)  
Larry Dwayne Bryant  
Cynthia Louise Bryant (Seal)  
Cynthia Louise Bryant (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Dwayne Bryant and wife, Cynthia Louise Bryant 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 9th day of SEPTEMBER, A. D., 19 83.

Notary Public  
Harold H. Goings  
2100-16th Ave So  
Birmingham AL 35205