

984

SEND TAX NOTICE TO:

(Name) Owen F. Sheppard, Jr.  
1456 Al Seier Road  
 (Address) Birmingham, AL 35226

This instrument was prepared by

(Name) William A. Ratliff, Attorney  
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 }  
 JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY TWO THOUSAND NINE HUNDRED AND NO/100--- (\$82,900.00) DOLLARS

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

Robert E. Kieran and wife, Alice J. Kieran

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

Owen F. Sheppard, Jr. and wife, Barbara L. Sheppard

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Jefferson County, Alabama to-wit:

Lot 2-B, according to a Resurvey as recorded in Map Book 22, Page 86, in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division, of Lots 2-A and 3-A of a Resurvey of Lots 2 and 3, First Sector, Rast and Awtrey Addition to Birch Tree Estates.

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

\$66,400.00 of the purchase price recited above was paid from purchase money mortgage loan closed simultaneously herewith.

\$11,500.00 of the purchase price recited above was paid from purchase money second mortgage loan closed simultaneously herewith.

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 19th

day of October 19 83  
 WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
Dec 7 7:45 AM '83 (Seal)  
Rec 1.50  
Just 1.00 1983 OCT 20 AM 10:17  
7.50 Shelby #38-55-57 (Seal)  
Thomas A. Lawrence, Jr.  
Judge of Probate (Seal)

Robert E. Kieran (Seal)  
Alice J. Kieran (Seal)

STATE OF ALABAMA }  
 JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert E. Kieran and wife, Alice J. Kieran 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 19th day of October A. D. 19 83.

W. A. Ratliff  
 Notary Public.

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