

SEND TAX NOTICE TO:

1868

(Name) Roy Joseph Burdette

(Address) 23 Oak Ridge Lane
Pelham, AL 35124

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
(Address) Birmingham, AL 35209

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 Nine Thousand and no/100----- DOLLARS

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

Earl J. Schiffbauer, Jr. and wife, Gail B. Schiffbauer
(herein referred to as grantors) do grant, bargain, sell and convey unto
Roy Joseph Burdette and Mary Anne Burdette

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

Shelby County, Alabama to-wit:

BOOK 351 PAGE 244

Lot 23, according to the Survey of Little Oak Ridge Estates,
Second Sector as recorded in Map Book 5, page 39, in the Probate
Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

\$82,000.00 of the purchase price recited above was paid
from a 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 (we) 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 31st day of October, 1983.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS DEED WAS FILED
See entry 439-19
1983 NOV -8 AM 8:41

deed tax 7.00
1.50
9.50

Earl J. Schiffbauer, Jr. (Seal)
Gail B. Schiffbauer (Seal)

STATE OF ALABAMA PROBATE
JEFFERSON COUNTY }
the undersigned

I, _____, a Notary Public in and for said County, in said State, hereby certify that Earl J. Schiffbauer, Jr. and wife, Gail B. Schiffbauer 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 31st day of October, 1983 A.D., 1983
William Halbrooks