

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

P. O. BOX 1007

(Address) ALABASTER, ALABAMA



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park

Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

## WARRANTY DEED

2246

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE THOUSAND AND NO/100TH (\$5,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

WARREN D. SWEENEY AND WIFE, CATHY P. SWEENEY

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

ERNEST JOSEPH AND JOE JOSEPH

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 13, Oakdale Estates, as recorded in Map Book 5, Page 98, in the office of the Judge of Probate of Shelby County, Alabama, to which reference is hereby made for a more particular description of the said lot. Being the same property conveyed to Jones Homes, Inc. by deed from Aero Southern, Inc. of record in Book 297, Page 372 in the Office of Judge of Probate, Shelby County, Alabama.

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

GRANTORS' ADDRESS:

GRANTEES' ADDRESS: 3164 STAR LAKE DRIVE, BIRMINGHAM, ALABAMA

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11TH

day of NOVEMBER, 19 83

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1983 NOV 16 PM 2:37

Thomas G. Snowden, Jr.  
JUDGE OF PROBATE

(SEAL)

(SEAL)

(SEAL)

Warren D. Sweeney  
WARREN D. SWEENEY

Cathy P. Sweeney  
CATHY P. SWEENEY

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, THE UNDERSIGNED

in said State, hereby certify that

WARREN D. SWEENEY AND WIFE, CATHY P. SWEENEY

a Notary Public in and for said County,

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 11TH day of

NOVEMBER

A.D. 19 83

[Signature]  
Notary Public