

SEND TAX NOTICE TO:

(Name) James E. Rawls
24 Oak Ridge Lane
(Address) Pelham, AL 35124

2370

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 SIXTY THREE THOUSAND AND NO/100----- (\$63,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert J. Kruger and wife, Lois E. Kruger

(herein referred to as grantors) do grant, bargain, sell and convey unto
James E. Rawls and wife, Virginia S. Rawls

(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 Little Oak Ridge Estates,
Second Sector, as recorded in Map Book 5, page 39, 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.

\$59,850.00 of the purchase price recited above was paid from 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 11th

day of June, 19 83

WITNESS: Notary Public, Shelby Co.

I CERTIFY THIS
DEED WAS FILED

Deed Tax 3.50
Rec 1.50
Jud 1.00
6.00
1983 NOV 18 AM 10:53
see Mtg 439-536
William A. J. ... (Seal)

Robert J. Kruger (Seal)
Robert J. Kruger
Lois E. Kruger (Seal)
Lois E. Kruger (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Robert J. Kruger and wife, Lois E. Kruger
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 11 June, 19 83

Notary Public

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