

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., ATTORNEY AT LAW

(Address) ALABASTER, ALABAMA

447



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIX THOUSAND FIVE HUNDRED AND NO/100TH (\$6,500.00) DOLLARS

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

EMMITT T. GRANT AND WIFE, SUSAN S. GRANT

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

JOHN D. FOWLER AND WIFE, KAREN A. FOWLER

(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 9, Block 1 according to the survey of Fernwood - Fourth Sector as recorded in Map Book 7 Page 96 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

BOOK 351 PAGE 865

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Engel Mortgage Company, Inc. dated January 14, 1983, as recorded in Mortgage Book 426, Page 665, in the Probate Office of Shelby County, Alabama, and that certain mortgage to Secretary of Housing and Urban Development as recorded in Mortgage Book 426, Page 668, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgages and the indebtedness thereby secured.

GRANTORS' ADDRESS: _____

GRANTEES' ADDRESS: 1238 Bennett Circle, Alabaster, AL 35007

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 7TH day of DECEMBER, 1983

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal) 150 100 900 EMMITT T. GRANT (Seal) SUSAN S. GRANT (Seal) 1983 DEC -8 PM 4:13 (Seal) Thomas A. Snowden, Jr. (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that EMMITT T. GRANT AND WIFE, SUSAN S. GRANT 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7TH day of DECEMBER, A. D., 19 83