

SEND TAX NOTICE TO:

(Name) ROBERT E. DYKES
CATHERYN T. DYKES
(Address) 2504 TITONKA ROAD
BIRMINGHAM AL 35244

This instrument was prepared by

541

(Name) ✓ Walter Fletcher
2121 Highland Avenue
(Address) Birmingham, Alabama 35205

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-five Thousand and no/100 DOLLARS

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

PATRICK E. KNOWLTON and wife, KAREN S. KNOWLTON

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

ROBERT E. DYKES and wife, CATHERYN T. DYKES

(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 30, according to the Survey of Indian Valley, Second Sector as recorded in Map Book 5, page 75, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining excepted.

Subject to easements and restrictions of record, and current state, county and city taxes.

BOOK 351 PAGE 917

\$ 67,500.00 of the purchase price received
above was paid from the 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 9
day of December, 19 83

WITNESS:

Deed TAX 7.50
Rec 1.50
Ins 1.00
10.00

1983 DEC 12 AM 10:50
440-563

Patrick E. Knowlton (Seal)
PATRICK E. KNOWLTON
Karen S. Knowlton (Seal)
KAREN S. KNOWLTON (Seal)

STATE OF ALABAMA
Jefferson

COUNTY

I, Walter Fletcher, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that PATRICK E. KNOWLTON and wife, KAREN S. KNOWLTON
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, 9 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 9 day of December, A.D., 19 83

Notary Public.