



This instrument was prepared by

(Name) ✓ Courtney H. Mason, Jr., P.A.

(Address) Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINE HUNDRED FIFTY AND NO/100TH (\$950.00) DOLLARS

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

JAMES W. BOWDEN, II AND WIFE, MELBA B. BOWDEN

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

STEVE A. COOK AND WIFE, MELISSA W. COOK

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

County, Alabama to-wit:

Lot 6 in Block 7 according to the map of Helena by Joseph Squire as recorded in Map Book 3 Page 121 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.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Bolton, Allen & Williams, Ltd. dated February 17, 1983, and recorded in Mortgage Book 427 Page 570 and re-recorded in Mortgage Book 434 Page 582; which said mortgage was assigned to Amsouth Bank, N.A. in Misc. Book 50, Page 954 and re-recorded in Misc. Book 53, Page 55, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTORS' ADDRESS: 18 STROTHER ST. MONTEVIA, AL 35115

GRANTEES' ADDRESS: P. O. Box 492, Helena, Alabama 35080

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 22nd day of December, 1983.

WITNESS:

James W. Bowden, II (Seal)
Melba B. Bowden (Seal)
1983 DEC 28 PM 4:17 (Seal)
3.50

James W. Bowden, II (Seal)
Melba B. Bowden (Seal)
 _____ (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 JAMES W. BOWDEN, II AND WIFE, MELBA B. BOWDEN 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 22nd day of DECEMBER, A. D., 1983