

(Name) _____

(Address) _____

1044

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100 (\$10,000.00) DOLLARS
and the execution of a purchase money mortgage recorded simultaneously herewith.
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles W. Hart and wife, Candace M. Hart

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

Jerry Diggle and Mary J. Diggle

(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 18, according to the Map of Shelby Shores, Inc., the 1969 Sector, as shown by map
recorded in Map Book 5, Page 46, in the Office of the Judge of Probate of Shelby County,
Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 1984 and subsequent years.

The grantees herein hereby expressly assume that certain mortgage from Charles W. Hart
and wife, Candace M. Hart, to Harold Bates and Doris C. Bates, dated February 19, 1981,
and recorded in Mortgage Book 410, Page 58, in Probate Office of Shelby County, Alabama.

BOOK 352 PAGE 186

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 _____

day of December, 19 83

WITNESS:

Cynthia A. Barber (Seal)
Recd TAX 10.00
Rec 1.50
Ind 1.00
12-29 1983 DEC 29 AM 8:31

Charles W. Hart (Seal)
Candace M. Hart (Seal)

STATE OF FLORIDA

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Charles W. Hart and wife, Candace M. Hart

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 21st day of December, A. D., 19 83

Shirley A. Gentry Notary Public