

(Name) John P. Thacker
1339 Whirlaway Circle
 (Address) Helena, AL 35080

This instrument was prepared by

1201

(Name) Frank K. Bynum, Attorney
2100 - 16th Avenue, South
 (Address) Birmingham, Alabama 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 THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100--- (\$32,500.00) DOLLARS

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

John R. Menzies and wife, Paula L. Menzies

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

John P. Thacker and wife, Martha B. Thacker

(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 75, according to the Survey of Dearing Downs, 1st Addition, as
 recorded in Map Book 6, Page 141, 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.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Guaranty Savings and Loan Association as recorded in Mortgage Book 370, Page 239 in the Office of the Judge of Probate of Shelby County, Alabama.

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 28

day of November 1983

WITNESS:

STATE OF ALABAMA
 SHELBY COUNTY

Deed TAX 32.50
 Rec 1.50
 Ind 1.00
 35:00
 1983 DEC 30 AM 9:23
 (Seal)

John R. Menzies (Seal)
Paula L. Menzies (Seal)
Paula L. Menzies (Seal)

STATE OF ALABAMA
 SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. Menzies and wife, Paula L. Menzies 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 28 day of November A.D. 19 83

My Commission Expires: Feb 11, 1985

(SEAL)

Notary Public.

BOOK 352 PAGE 331