

SEND TAX NOTICE TO:

(Name) James R. Wallace

This instrument was prepared by

(Address) _____

(Name) William A. Ratliff, Attorney2100 - 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 TWENTY THREE THOUSAND AND NO/100 (\$23,000.00) DOLLARS

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

James K. V. Ratliff, a married man

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

James R. Wallace and wife, Helen Gene Wallace

(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 15, according to "Walters Cove", First Sector, as shownby subdivision map recorded in Map Book 5, Page 22, in theOffice 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.

Subject property is not the homestead of James K. V. Ratliff and said grantor is conveying said property pursuant to Section 6-10-10 - 3 of the Code of Alabama as amended.

FILED
 1984 JAN -4 PM 3:46
 See Not. 441-571

Thomas A. Lawrence, Jr.
 Notary Public

Seed Tax 500
 Rec 150
 Ind. 100
 750

\$18,000 of purchase price recited above was paid from a Mortgage 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, I have hereunto set my hand(s) and seal(s), this 4thday of January, 19 84.

WITNESS

Jean T. Lowe (Seal)
 _____ (Seal)
 _____ (Seal)

James K. V. Ratliff (Seal)
 James K. V. Ratliff (Seal)
 _____ (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that James K. V. Ratliff, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, A.D., 19 84.

J.N.B.C.

My Commission Expires June 2, 1987

Lecky Maddis

Notary Public.

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