

This instrument was prepared by

1008

(Name) W. A. Jenkins, Jr.

(Address) 227 Frank Nelson Building, B'ham, AL 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eleven Thousand Eight Hundred and no/100 ----- DOLLARS (\$11,800.00) and the assumption of the hereinafter described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joyce M. Morgan, an unmarried woman

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

Joyce E. Creel and Thomas L. Creel

(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 27, according to the survey of Corsentino's Addition to Eagle Wood Estates Fourth Sector, First Phase, as recorded in Map Book 8, Page 17, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1984
2. 30' building line as shown by recorded map.
3. 15' easement on rear as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Right of way to Ala. Power Co. & South Central Bell, as recorded in Vol. 327, Page 998, in the Probate Office of Shelby County, AL.

The herein named Grantees assume and agree to pay the unpaid balance of that certain mortgage to Johnson & Associates Mortgage Co. recorded in Volume 411, Page 168 in the Probate Office of Shelby County, AL.

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, I have hereunto set MY hand(s) and seal(s), this 20th day of January, 1984

WITNESS:

(Seal)

Joyce M. Morgan
(Joyce M. Morgan) (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

Deed Tax 12.00
Rec 1.50
Ind 1.00
14.50

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Joyce M. Morgan, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, A. D., 1984